CHAPTER 3 Land Use Element

Introduction

The **Land Use Element** provides a framework to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources.

Currently, the County of San Diego is faced with both significant growth pressures and severe environmental constraints. While population continues to grow, the supply of land capable of supporting development continues to decrease. In accommodating this growth, the land use plan encourages the provision of diverse housing choices while protecting the established character of existing urban and rural neighborhoods.

In general, the majority of new development—approximately 80 percent—is planned within the County Water Authority (CWA) boundary. This strategy coincides with the provision of imported water in San Diego County's semi-arid environment, and reflects the development pattern of the County's largest unincorporated communities, which are located in the County's western areas where demand for new development has and will continue to be greatest. The County's unincorporated communities and rural lands, however, exhibit tremendous diversity. This General Plan recognizes and encourages these unique identities by providing sufficient flexibility within a countywide framework to respect the character of individual communities, neighborhoods, and landscapes.

Focusing development in and around existing unincorporated communities allows the County to maximize existing infrastructure, provides for efficient service delivery, and strengthens town center areas while preserving the rural landscape that helps define the unique character of the unincorporated County.

Purpose and Scope

COUNTYWIDE

The Land Use Element is a framework that provides maps, goals, and policies that guide planners, the general public, property owners, developers, and decision makers as to how lands are to be conserved and developed in the unincorporated County. The first section, **Land Use Framework**, defines the categories of use to be permitted. These are defined at two scales: *(a)* broadly defined regional categories differentiated by character and overall density and *(b)* detailed categories that break-down the regional categories into more precise land use types, population densities, and development intensities. The Land Use Maps Appendix presents the **Land Use Map** depicting the allocation of these categories to all unincorporated County lands based on the General Plan's **Guiding Principles** in Chapter 2 (Vision and Guiding Principles). The Land Use Map serves as the regulatory document guiding land use, conservation, and development. The final section presents the goals and policies that carry out and amplify the intentions of the Land Use Map.

COMMUNITY PLANS

While the Land Use Element inclusive of Land Use Maps and Goals and Policies applies to all lands throughout the unincorporated County, there are special land use issues and objectives that uniquely pertain to each of its diverse communities. These are addressed by **Community Plans** in which goals and policies are

defined to provide more precise guidance regarding the character, land uses, and densities within each community planning area. Though Community Plans are a part of this General Plan, they are bound separately and must be referenced in determining the types and density of land use that may be considered for any property within the community planning area.

PUBLIC INFRASTRUCTURE AND SERVICES

Public infrastructure such as roads, drainage facilities, sewer and water lines, and treatment plants are the structural framework that supports development. Their availability plays an important part in determining the pattern of land uses within a community, as well as the direction and intensity of growth. Community services such as law enforcement, fire protection, libraries, and parks are important to the safety and livability of communities. They can affect the well-being of communities and should also be accounted for when planning future growth.

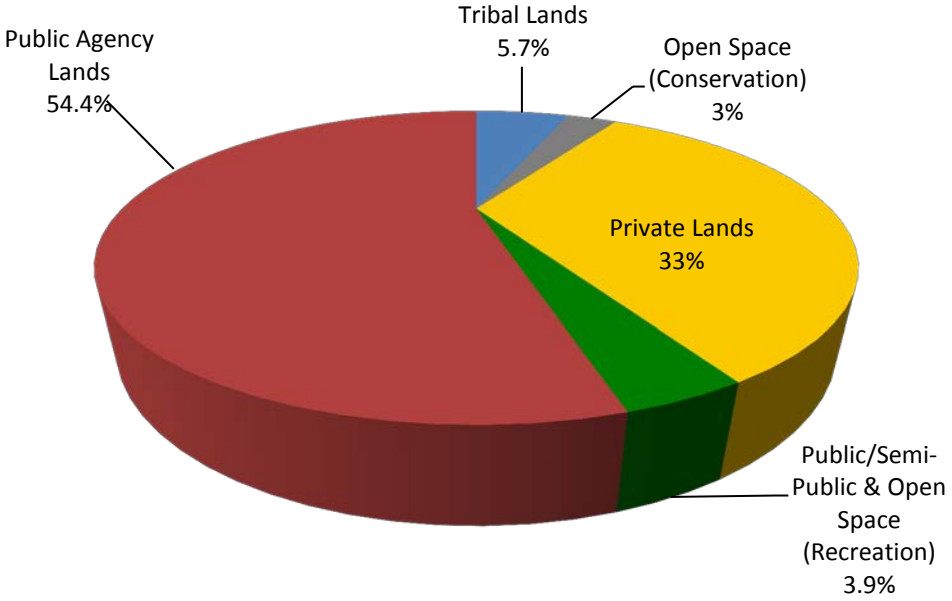
Community services and infrastructure in the County of San Diego are either provided by the County or by independent agencies and special districts at the local, regional, state, and federal levels. Actions taken by these independent districts for the planning, provision, and funding of public facilities are not subject to the County's land use authority. The County does operate and maintain several dependent sanitation districts and wastewater facilities. In addition, some regional public facilities, such as courthouses, are under the authority of the County and serve the entire San Diego region, including residents of the County's 18 cities. Also, the County operates the library system for all unincorporated areas, along with some incorporated jurisdictions.

This element includes a **Community Services and Infrastructure** section. Goals and policies specific to services or infrastructure that correspond to other elements can be found in those elements. Refer to the Mobility Element for transportation-related infrastructure, the Conservation and Open Space Element for recreational facilities, and the Safety Element for emergency services and law enforcement.

Land Use Setting

The unincorporated portion of San Diego County is located in the southwestern corner of California and encompasses approximately 2.3 million acres, or 3,570 square miles. A majority of the unincorporated County's land, in excess of 90 percent, is either open space or undeveloped. This includes several large federal, state, and regional parklands that encompass much of the eastern portion of the County. Only 35 percent or about 807,000 acres of the unincorporated County is privately owned. In 2007, it was estimated that approximately 5.6 percent of the unincorporated County, or 128,369 acres, was private undeveloped land with potential for future development in Village, Semi-Rural, Commercial, or Industrial areas.

Land Ownership in the Unincorporated County



SOURCE: County of San Diego DPLU 2011

The predominant pattern of development in the unincorporated County is rural in character, offering a choice in use and lifestyle different from the urbanized coastal and inland communities. Dispersed throughout the unincorporated County are over 20 distinct communities that vary in land use and density. In general, the communities include a core of local-serving commercial uses, services, schools, and public facilities surrounded by residential neighborhoods. They vary from "semi-suburban" communities that transition in scale and density from adjoining incorporated cities to low-density "village" centers surrounded by agricultural lands and open spaces. Some of the communities are uniquely defined by their setting in hillside areas, the desert valley, and agricultural areas.

The most developed communities are located along the unincorporated territory's westernmost boundaries and include the community plan areas of Spring Valley, Sweetwater, Valle de Oro, Lakeside, San Dieguito, portions of North County Metro, and Fallbrook. These areas are largely within the County Water Authority service area and have had access to water, sewer, roads, schools, and comparable public facilities, enabling them to grow at a faster rate. As such facilities are more costly and difficult to develop as distances increase further inland, development occurs more sparsely in the backcountry region.

Guiding Principles for Land Use

The Land Use Element's maps and goals and policies are based on and amplify the Guiding Principles specified in Chapter 2 of the General Plan. Central to the land use concept for unincorporated San Diego County is a development pattern that balances the land requirements of residential growth, with those of commerce, agriculture, recreation, and wildlife habitats.

The location and densities of land uses, as depicted on the Land Use Map, are based on an analysis of development constraints such as road access, available water/sewer services, topography, significant

habitats, groundwater resources, hazards, and accessibility to emergency fire protection services. Using these factors in defining permitted land use locations and densities is consistent with the County's Strategic Initiatives (which include safe livable communities and the environment) and *California Government Code* requirements. This approach will promote health and well being, while reducing environmental impacts that would likely result from locating development in inappropriate locations.

Within these constraints, the core concept for the County's development directs future growth to areas where existing or planned infrastructure and services can support growth and locations within or adjacent to existing communities. By giving priority to areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County. Most areas that are appropriate for growth are located within the CWA boundary, while future development outside that boundary is limited. To decrease potential development outside the CWA boundary and areas without infrastructure and services, residential densities will typically be reduced where land is not already subdivided.

The Land Use Element establishes a model for community development based on a physical structure defining communities by a "village center" surrounded by semi-rural or rural land. In communities inside the CWA boundary, higher density neighborhoods and a pedestrian-oriented commercial center would provide a focal point for commercial and civic life. Medium-density, single-family neighborhoods, as well as a broad range of commercial or industrial uses, would surround the commercial core. Semi-rural neighborhoods surrounded by greenbelts, agricultural uses, or other rural lands would be located outside the more urbanized portion of the community.

Relationship to Other GP Elements

In many respects, the issues, goals, and policies discussed in the Land Use Element represent the synthesis of those of all or most other General Plan elements. Nearly any issue that deals with the physical characteristics of the land has implications for land use conservation and development. Recognition and understanding of the interrelationship between the Land Use Element and these other elements is necessary to assure an integrated and cohesive General Plan. The following describes the interrelationships between these elements:

- **Mobility Element**—The Mobility Element provides the backbone of roads, bike routes, and trails that support the uses designated by the Land Use Element, connect the communities, and are linked within the region. The capacity required for the road network is based on the average number of daily vehicle trips that would be generated with build-out of the uses designated by the Land Use Map, in consideration of infrastructure costs, environmental constraints, and community compatibility. Goals and policies of the Land Use Element closely consider the design, characteristics, and availability of transportation infrastructure addressed by the Mobility Element to assure their compatibility with the character and needs of the communities.
- **Housing Element**—The Land Use Element is closely related to the Housing Element in that the Land Use Map must provide sufficient capacity to meet goals of the State Housing Law including the Regional Housing Needs Assessment. It establishes the distribution of residential growth and densities appropriate for a range of housing types and affordability.
- **Conservation / Open Space Element**—The Conservation and Open Space Element provides measures for the preservation, conservation, development, and use of natural resources. In turn, these influence

the distribution and density of use depicted by the Land Use Map. Additionally, the Land Use Map incorporates designations that support the conservation and preservation of natural resources.

- **Safety Element**—The Safety Element identifies and maps hazards and provides hazard-specific goals and policies to more clearly guide land use to protect life and property from potential hazards. The Land Use Element goals, policies, and map minimize future development in hazardous areas.

- **Noise Element**—The Noise Element establishes noise compatibility guidelines that are applied to future development. In addition, noise compatibility concerns were taken into account during development of the Land Use Map.

Land Use Framework

The General Plan guides the intensity, location, and distribution of land uses in the unincorporated County through a two-tier land use framework. The first tier, **Regional Categories**, establishes a hierarchy for the overall structure and organization of development that differentiates areas by overall character and density, while the second tier, **Land Use Designations**, disaggregates these categories and provide more precise direction regarding the planned density and intensity of residential, commercial, industrial, open space, and public land uses. This framework establishes the range and intensity of allowable land uses, for all areas under the County of San Diego's land use jurisdiction. Unincorporated San Diego County contains numerous lands that are outside the land use jurisdiction of the County, such as tribal lands, military installations, public utility lands, State parks, and national forests. Examples of these lands include the Cleveland National Forest, Anza-Borrego State Park, Cuyamaca Rancho State Park, Palomar Mountain State Park, Marine Corps Base Camp Pendleton, and 18 different tribal reservations. While the land use framework does not apply to these lands, the present and planned uses on these lands were considered in its development and assignment of the Regional Categories and Land Use Designations. Additionally, this element contains goals and policies that relate to the planning and development of these lands.

The Community Development Model

A major component to guiding the physical planning of the County is the **Community Development Model** (discussed in Chapter 2). The Community Development Model is implemented by three regional categories—Village, Semi-Rural, and Rural Lands—that broadly reflect the different character and land use development goals of the County's developed areas, its lower-density residential and agricultural areas, and its very low–density or undeveloped rural lands (see Figure LU-1 [Regional Categories Map] at the end of the section). The Community Development Model directs the highest intensities and greatest mix of uses to **Village** areas, while directing lower-intensity uses, such as estate-style residential lots and agricultural operations, to **Semi-Rural** areas. The Semi-Rural category may effectively serve as an edge to the Village, as well as a transition to the lowest-density category, **Rural Lands**, which represents large open space areas where only limited development may occur.

The three regional categories are described further in the following section. As a broad set of development classifications, the Regional Categories do not specify allowable land uses, but rather the general regional structure, character, scale, and intensity of development. The Regional Categories allow many different land

use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Instead, they are intended to provide a structure for the location of specific Land Use Designations, described later in this element, that define allowed type and intensity of uses.

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. 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. Tribal Lands and Federal and State Lands (including MCB Camp Pendleton) are assigned to the No Jurisdiction Regional Category. As shown in Figure LU-1, approximately 2.3 percent of the County is designated as Village, 10.3 percent as Semi-Rural, 36.7 percent as Rural Lands, and 50.7 percent as No Jurisdiction.[1]

Regional Categories

As stated above, the Regional Categories provide a framework for the regional distribution of uses that serves as the foundation for the Land Use Map designations, goals, policies, and regulations that guide future development.

VILLAGE

The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities. Village areas are typically served by both water and wastewater systems. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).

Alpine Boulevard serves as the primary circulation route in the village of Alpine

Rural Village of Pine Valley in the Central Mountain Subregion

Generally, larger Villages are anchored by "**Town Center**" areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new

[1] These percentages are based off the Draft Land Use Map, and will be updated based upon what Land Uses are adopted by the Board of Supervisors.

development in achieving consistency with the goals and policies of the General Plan. A Town Center will typically contain one or more of the following:

- Pedestrian-oriented commercial area
- Mixed-use development: residential, retail, and office/professional uses
- Higher-density residential developments
- Community-serving private and public facilities

Transit Nodes typically encompass lands within walking distance—approximately one-half mile—of future rapid transit stations and should be located within a Village. These may be planned as diverse, mixed-use areas with a range of residential, commercial, and where appropriate, employment-generating land uses (e.g., office/professional or industrial) as well as parks and civic spaces. However, planning must be consistent with the type and quantity of ridership expected of the node as well as the surrounding community. Potential Transit Node locations are based on long-range transit plans and include rail stations as well as express bus stops that feed into rail systems.

SEMI-RURAL

The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi-Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.

Semi-rural development patterns in Bonsall community

View of the Cuyamaca Reservoir and rural community

RURAL LANDS

The Rural Lands category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation and thereby retain the rural character for which much of unincorporated County is known. Rural areas are not appropriate for intensive residential or commercial uses due to significant topographical or environmental constraints, limited access, and the lack of public services

or facilities. Further, the undeveloped nature of Rural Lands benefits all of San Diego County by doing the following:

- Preserving the County's rural atmosphere
- Protecting land with significant physical or environmental constraints or hazards
- Preserving open space, farmland, and natural resources
- Providing open space buffers and a visual separation between communities
- Preserving and providing land for agricultural opportunities
- Preventing sprawl development, which reduces vehicle miles traveled and greenhouse gas emissions

NO JURISDICTION

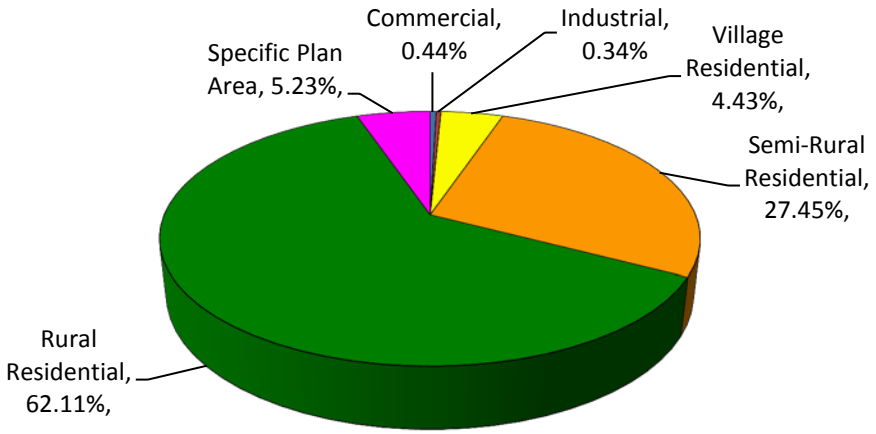
The No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations.

Land Use Designations

Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property specific and identify the type and intensity of land uses that are allowed. The Land Use Designations are defined by the land use type—Residential, Commercial or Industrial—and the maximum allowable residential density or nonresidential building intensity. The designations are applied throughout the County, as shown on Land Use Maps, which are located in the Land Use Maps Appendix. More specific standards may be established for each Land Use Designation to implement the goals and policies of the General Plan, through such tools as the Zoning Ordinance, to address impacts related to specific land uses or the needs of an individual community.

Assignment of the land use designations to lands in the County is guided by the goals and policies contained in this element, which reflect the Guiding Principles presented in Chapter 2. A general summary of the designations is shown on the Land Use Maps in the Land Use Maps Appendix. The pie chart shown below depicts how the privately owned lands are designated.

Land Use Designations for Privately Owned Lands in the Unincorporated County



Development within **Residential**, **Commercial**, **Industrial**, **Specific Plan Areas**, and **Public/Semi-Public** General Plan land use designations is regulated through either a maximum residential density or building intensity. **Residential density** is expressed as a maximum number of dwelling units per gross acre (exclusive of public road rights-of-way). **Nonresidential building intensity** is expressed as a maximum floor-area ratio (FAR). A **floor-area ratio** (FAR) is the ratio of the gross building square footage on a lot to the net square footage of the lot or parcel (listed in Table LU-1 [Land Use Designations and Compatible Regional Categories]). For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building area, regardless of the number of stories in the building. When combined with height and setback standards in the Zoning Ordinance, a maximum FAR can also be clearly translated into limits on building mass and bulk. In addition to density/intensity standards, some land use classifications also stipulate allowable building types, such as single-family residential, to respect the character of certain existing and planned neighborhoods.

Multifamily housing in 4S Ranch

Single-family residential at 7.3 dwelling units per acre

RESIDENTIAL LAND USE DESIGNATIONS

Seventeen residential land use designations provide for a full range of housing types, from village multi-family development to rural single-family housing. As noted previously, residential densities are stated as a maximum number of housing units per gross acre with the provision that at least one dwelling unit may be built on each existing legal lot designated for residential use. The stated maximum residential density may or may not be achievable in a given area due to local site conditions and constraints. In addition to these primary residential designations, residential uses are also permitted in certain commercial designations as specified in the Zoning Ordinance.

Second dwelling units are allowed pursuant to the Zoning Ordinance and are in addition to the maximum densities otherwise permitted.

VILLAGE RESIDENTIAL DESIGNATIONS

Nine residential land use designations are applied within the Village regional category ranging from two to 30 dwelling units per gross acre. Village residential densities are not subject to density reductions based on slope. The residential densities permitted within Village areas typically require water and wastewater service and can support a range of housing types including single-family and multifamily housing. Generally, residential densities of 10.9 dwelling units per gross acre or higher require multi-family development. Typically, multi-family development is characterized as attached apartments or condominiums that are two to three stories in height. The higher densities may require structured or underground parking.

Table LU-1 Land Use Designations and Compatible Regional Categories

Designation	Maximum Density	Maximum FAR[a]	Compatible Regional Category[f]		
			Village	Semi-Rural	Rural Lands
Village Residential					
Village Residential 30 (VR-30)	30 units per gross acre	—	X		
Village Residential 24 (VR-24)	24 units per gross acre	—	X		
Village Residential 20 (VR-20)	20 units per gross acre	—	X		
Village Residential 15 (VR-15)	15 units per gross acre	—	X		
Village Residential 10.9 (VR-10.9)	10.9 units per gross acre	—	X		
Village Residential 7.3 (VR-7.3)	7.3 units per gross acre	—	X		
Village Residential 4.3 (VR-4.3)	4.3 units per gross acre	—	X		
Village Residential 2.9 (VR-2.9)	2.9 units per gross acre	—	X		
Village Residential 2[b] (VR-2)	2 units per gross acre	—	X		
Semi-Rural					
Semi-Rural 0.5[b] (SR-0.5)	1 unit per 0.5, 1, or 2 gross acre	—	X	X	
Semi-Rural 1[c] (SR-1)	1 unit per 1, 2, or 4 gross acres	—	X	X	
Semi-Rural 2[c] (SR-2)	1 unit per 2, 4, or 8 gross acres	—	X	X	
Semi-Rural 4[c] (SR-4)	1 unit per 4, 8, or 16 gross acres	—	X	X	
Semi-Rural 10[c] (SR-10)	1 unit per 10 or 20 gross acres	—	X	X	
Rural Lands					
Rural Lands 20 (RL-20)	1 unit per 20 gross acres	—	X	X	X
Rural Lands 40 (RL-40)	1 unit per 40 gross acres	—	X	X	X
Rural Lands 80 (RL-80)	1 unit per 80 gross acres	—	X	X	X
Commercial					
General Commercial (C-1)	—[e]	0.45 or 0.70[a]	X	X	
Office Professional (C-2)	—[e]	0.45 or 0.80[a]	X	X	
Neighborhood Commercial (C-3)	—[e]	0.35 or 0.65[a]	X	X	
Rural Commercial (C-4)	2 units per gross acre	0.35 or 0.60[a]	X	X	X
Village Core Mixed Use (C-5)	30 units per gross acre[d]	0.70[d]	X		
Industrial					
Limited Impact Industrial (I-1)	—[e]	0.60	X	X	
Medium Impact Industrial (I-2)	0	0.50	X	X	X
High Impact Industrial (I-3)	0	0.35	X	X	X
Other - with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)					
Tribal Lands (TL)	—[f]	—			
Public Agency Lands	—[f, h]	—			
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

a. Maximum floor area ratio is provided based on regional categories to guide intensity of development. Community Plans may specify specific areas where these FARs may be exceeded such as areas with shared parking facilities or mixed uses, areas in or around town centers or transit nodes, or when other special circumstances exist.
b. Village Residential 2 (VR-2) and Semi-Rural 0.5 (SR-0.5) currently appear as one designation on the Land Use Map but are differentiated on the Regional Categories Map. The Land Use Map will be updated to reflect the different designations prior to finalization. Semi-Rural 0.5 is appropriate in the Semi-Rural Regional Category in areas where the predominant development pattern is 0.5-acre and larger parcels.
c. The maximum density for lands designated as Semi-Rural is based on the slope of the site (see Table LU-2).
d. This denotes the upper range for each component, but there is no expectation that this would be achieved when each component is applied in the same area. The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking or underground parking is provided in conjunction with the proposed development. In that case, the maximum FAR could be up to 1.3.
e. Maximum residential densities are applied per the Zoning Ordinance.
f. The reflection of existing land uses on the Land Use Map results in some land use designations that are not consistent with the compatibility set forth in this table. This exception is available to existing land uses only.
g. This designation solely reflects those designations retained from the former General Plan. New SPAs will not be shown on the Land Use Map under the SPA designation, rather these areas will retain their underlying land uses.
h. Refer to Policy LU-1.6
i. Residential uses would not occur within this designation unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.

SEMI-RURAL RESIDENTIAL DESIGNATIONS

Five residential land use designations are applied within Semi-Rural regional category (refer to Table LU-1). Semi-Rural densities range from one dwelling unit per 0.5 acre to one dwelling unit per ten gross acres. Residential development within Semi-Rural areas is not typically served by municipal sewer systems, but is often served by municipal water systems especially where water-intensive crops such as avocado and citrus are common.

Examples of semi-rural residential at one to two dwelling units per acre

In an effort to balance the allowance of reasonable use of property on lands constrained by steep slopes, the maximum allowable residential densities for the five Semi-Rural designations are reduced according to Table LU-2 (Density Formula for Slope-Dependent Lands).

Table LU-2 Density Formula for Slope-Dependent Lands

Land Use Designation	Slope less than 25%	Slope 25% to less than 50%	Slope 50% or greater
Semi-Rural 0.5	2 du/gross acre	1 du/gross acre	1 du/2 gross acres
Semi-Rural 1	1 du/gross acre	1 du/2 gross acres	1 du/4 gross acres
Semi-Rural 2	1 du/2 gross acres	1 du/4 gross acres	1 du/8 gross acres
Semi-Rural 4	1 du/4 gross acres	1 du/8 gross acres	1 du/16 gross acres
Semi-Rural 10	1 du/10 gross acres	1 du/20 gross acres	1 du/20 gross acres

Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25–50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined.
du = dwelling unit

RURAL LANDS RESIDENTIAL DESIGNATIONS

Four residential land use designations are applied within the Rural Lands regional category. The densities provided by these designations are the lowest in the unincorporated County—ranging from one dwelling unit per 20 gross acres, to one dwelling unit per 80 gross acres—and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural "backcountry" areas of the County (see Table LU-1). Residential development within the Rural Lands category is typically not served by either municipal water and or municipal sewer systems.

House on a large lot in a rural area of County

NONRESIDENTIAL LAND USE DESIGNATIONS

Eight nonresidential land use designations provide for commerce and employment in the unincorporated County. The maximum development intensity of uses in these designations is expressed as a maximum FAR (see Table LU-1). As these are expressed as maximums, in many communities the desired FAR will likely be lower. Similarly, in specific areas (identified by Community Plans) it may be appropriate to accommodate an increased FAR to meet specific development objectives, such as areas with shared parking facilities, mixed uses, or around Town Centers or Transit Nodes. Detailed regulations specified in the Zoning Ordinance will support the desired development intensity. In any case, the permitted development intensity must be supportive of the goals and policies of the General Plan and the applicable Community Plan.

While zoning regulations and site constraints may reduce development potential within the allowable range, zoning can also provide specific exceptions to the FAR limitations, such as FAR bonuses in return for the provision of public amenities or other community benefits. Illustrative public amenities and benefits include public parks and affordable housing units.

COMMERCIAL DESIGNATIONS

General Commercial. This designation provides for commercial areas where a wide range of retail activities and services are permitted. This designation is appropriate for the following types of commercial areas: (1) regional shopping centers, (2) community shopping centers, and (3) existing strip development or commercial clusters containing small but diverse commercial uses. Uses permitted within this designation are typically limited to commercial activities conducted within an enclosed building. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of General Commercial development varies according to the compatible regional category as follows:

- Village—0.70 FAR
- Semi-Rural—0.45 FAR

Shopping center in the Valle de Oro community

Neighborhood Commercial. This designation provides locations for limited, small-scale retail sales and service uses intended to meet the convenience needs of local residents. The limited commercial uses allowed under this designation should be considered in contrast to the larger scale and more broadly serving General Commercial designation. Neighborhood Commercial establishments should be compatible in bulk and scale with adjacent residential

Neighborhood Commercial use in the Crest community

neighborhoods. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of Neighborhood Commercial development varies according to the compatible regional category as follows:

- Village—0.65 FAR
- Semi-Rural—0.35 FAR

Rural Commercial. This designation provides for small-scale commercial and civic development. Mixed-use development may take the form of small offices or residences up to two units per gross acre (as further specified by the Zoning Ordinance) either above ground-floor retail uses or separated structures typically with commercial or civic uses located along the road frontage. A wide variety of local serving commercial and civic uses is encouraged by this designation, including: retail stores; visitor-oriented services; automotive sales and services; eating and drinking establishments; professional offices; business and personal services; and parks, libraries, and other community facilities. The maximum intensity of Rural Commercial development varies according to the compatible Regional Category as follows:

Rural Commercial use in Valley Center

- Rural Village—0.60 FAR
- Semi-Rural and Rural Lands—0.35 FAR

Mixed uses along Main Avenue in Fallbrook

Village Core Mixed Use. This designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed "vertically"—on separate floors of a building—or "horizontally"—in separate buildings on a single site or on adjacent parcels. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level. Structured parking may be necessary to accommodate allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. Specific maximum FAR and residential density standards shall be developed through community-specific town center planning, though in no case, within either multiple- or single-use buildings, may nonresidential intensities exceed 1.3 FAR or residential densities exceed 30 units per acre. Permitted uses must be consistent with the town center plan, or in absence of a town center plan, shall not preclude the development and implementation of such a plan.

Office Professional. This designation provides areas dedicated to administrative and professional services as well as limited retail uses related to or serving the needs of the primary office uses. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of Office Professional development varies according to compatible regional category as follows:

- Village—0.80 FAR
- Semi-Rural—0.45 FAR

Office complex in Rancho San Diego

INDUSTRIAL DESIGNATIONS

Limited-Impact Industrial. This designation provides for both freestanding and campus-style industrial development in Village and Semi-Rural areas with access to key transportation corridors at a maximum FAR of 0.60. Typical uses within this designation include light manufacturing, processing, and assembly, all within enclosed buildings, with no exterior indications of such activity or need for outdoor storage. This designation may be located in close proximity to residential and commercial designations in Village and Semi-Rural areas with suitable screening and buffering. Supporting uses—such as office, business service, and institutional uses—and accessory retail uses are also allowed.

Public storage facility in Spring Valley

Medium-Impact Industrial. This designation provides for freestanding industrial development in all Regional Category areas with access to key transportation corridors at a maximum FAR of 0.5. Typical uses within this designation include: manufacturing, processing, and assembly; warehousing and distribution; large equipment supply and sales; and other industrial and commercial activities that are generally incompatible with dissimilar adjacent land uses. Uses in this designation may include outdoor operations or require significant outdoor storage of process materials and product. This designation should generally not be located in close proximity to residential and commercial designations in Village areas, because significant screening and buffering will typically be required to minimize unacceptable off-site impacts. Supporting uses are allowed in this designation, including business services.

Medium-Impact Industrial use with outdoor storage in 4S Ranch

Steel fabricating plant in Spring Valley

High-Impact Industrial. This designation provides for freestanding industrial development in areas with access to key transportation corridors at a maximum FAR of 0.35. Typical uses within this designation are similar to those of the Medium Impact Industrial designation and include: manufacturing, processing, and assembly; warehousing and distribution; large equipment supply and sales; and other industrial and commercial activities that are generally incompatible with dissimilar adjacent land uses. However, the off-site impacts of industrial uses in this designation are likely to be more significant due to process, product, and reliance on outdoor operations or storage of process materials and product. Therefore, this designation may be incompatible with most Village areas and must be thoughtfully applied in any location in the unincorporated area. In certain limited circumstances it may be designated near the periphery of Village areas where the industrial use is isolated from residential and commercial designations and all allowed uses are adequately screened and buffered to eliminate unacceptable off-site impacts. Secondary support uses are also allowed in this designation, including related business and industrial services.

OTHER LAND USE DESIGNATIONS

Seven additional land use designations are applied in the General Plan to recognize other existing land use types and jurisdictions. Four designations—Specific Plan Areas, Public and Semi-Public Facilities, Open Space—Conservation, and Open Space—Recreation—generally relate to areas where the County or some other agency controls land under County jurisdiction to provide public facilities, such as schools, protect open space resources, or to serve recreational needs. Two other designations—Tribal Lands, and Federal and State lands—apply to areas where the County has no jurisdiction over land use.

Resort hotel, casino, and golf course on the Barona Reservation

Tribal Lands. These lands comprise about 126,000 acres, or five percent of the unincorporated County on 18 federally recognized reservations or Indian villages. Tribal lands are primarily located in Rural Areas.

Laguna Meadow within the Cleveland National Forest

Public Agency Lands (State Parks, National Forests and other public agency non-conservation lands). Public agency lands comprise 1,160,700 acres, or 50.8 percent, the majority of the unincorporated County land area. State Parks—including Anza-Borrego Desert State Park, Cuyamaca Rancho State Park, and Palomar Mountain State Park—and the Cleveland National Forest contribute significantly to the unique and unspoiled character of the County's backcountry. The County contains several military installations, including Marine Corps Base Camp Pendleton, which alone encompasses about 135,000 acres, or

six percent of the unincorporated County. These installations are designated as "Military Installations." This category also includes lands owned by the Bureau of Land Management (BLM) and incorporated jurisdictions.

Specific Plan Area. This designation is applied to **areas** where a Specific Plan was adopted by the County prior to the adoption of this General Plan. Specific Plans may contain residential, commercial, industrial, public, institutional, and/or open space uses; and detailed land use regulations are contained within each adopted specific plan document. The designation of new Specific Plan Areas to substitute for General Plan Land Use Designations is not permitted. This is not intended to restrict the use of Specific Plans, which are useful planning tools allowed for by State law and may be developed for areas of the County to provide more precise guidance for land development, infrastructure, amenities, and resource conservation consistent with the use types and densities specified by the Land Use Designations and the goals and polices of the General Plan. The intention is to retain the underlying densities on the General Plan Land Use Plan to clearly show the area's relationship within the context where it is located.

Public and Semi-Public Facilities. This designation identifies major facilities built and maintained for public use. Examples include institutional uses, academic facilities, governmental complexes, and community service facilities, such as County airports, public schools, correctional institutions, solid waste facilities, water facilities, and sewer facilities. This designation may include privately owned facilities built and maintained for public use, such as hospitals, cemeteries, and landfills. A maximum FAR of 0.50 is permitted by this designation.

Post office in the rural village of Pine Valley

Public/Semi-Public Lands (Solid Waste Facility). This designation occurs on two sites in the County: the Gregory Canyon and East Otay Mesa landfill sites. On November 8, 1994, the voters adopted County of San Diego Initiative Proposition C, which amended the General Plan and re-designated the Gregory Canyon site. Similarly, on June 8, 2010, the voters adopted County of San Diego Initiative Proposition A, which re-designated the East Otay Mesa Site. Both initiatives assigned a (22) Public/Semi-Public Lands designation with a Solid Waste Facility Designator based on the General Plan that was in effect at that time. Although that designation has since been amended in an updated General Plan, the previous designation has been retained for those two sites to comply with the voter-adopted ordinances.

Open space preserved in Mountain Empire Subregion

Open Space—Conservation. This designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. Grazing and other uses or structures ancillary to the primary open space use may be permitted if they do not substantially diminish protected resources or alter the character of the

area. Such ancillary uses within this designation will typically be controlled by use-permit limitations. Open space preserves total 159,400 acres or 7 percent of the total land area in the unincorporated County. Due to the success of the County's MSCP program, this number continues to grow.

This designation is not normally applied to conservation easements within residential subdivisions on private lots.

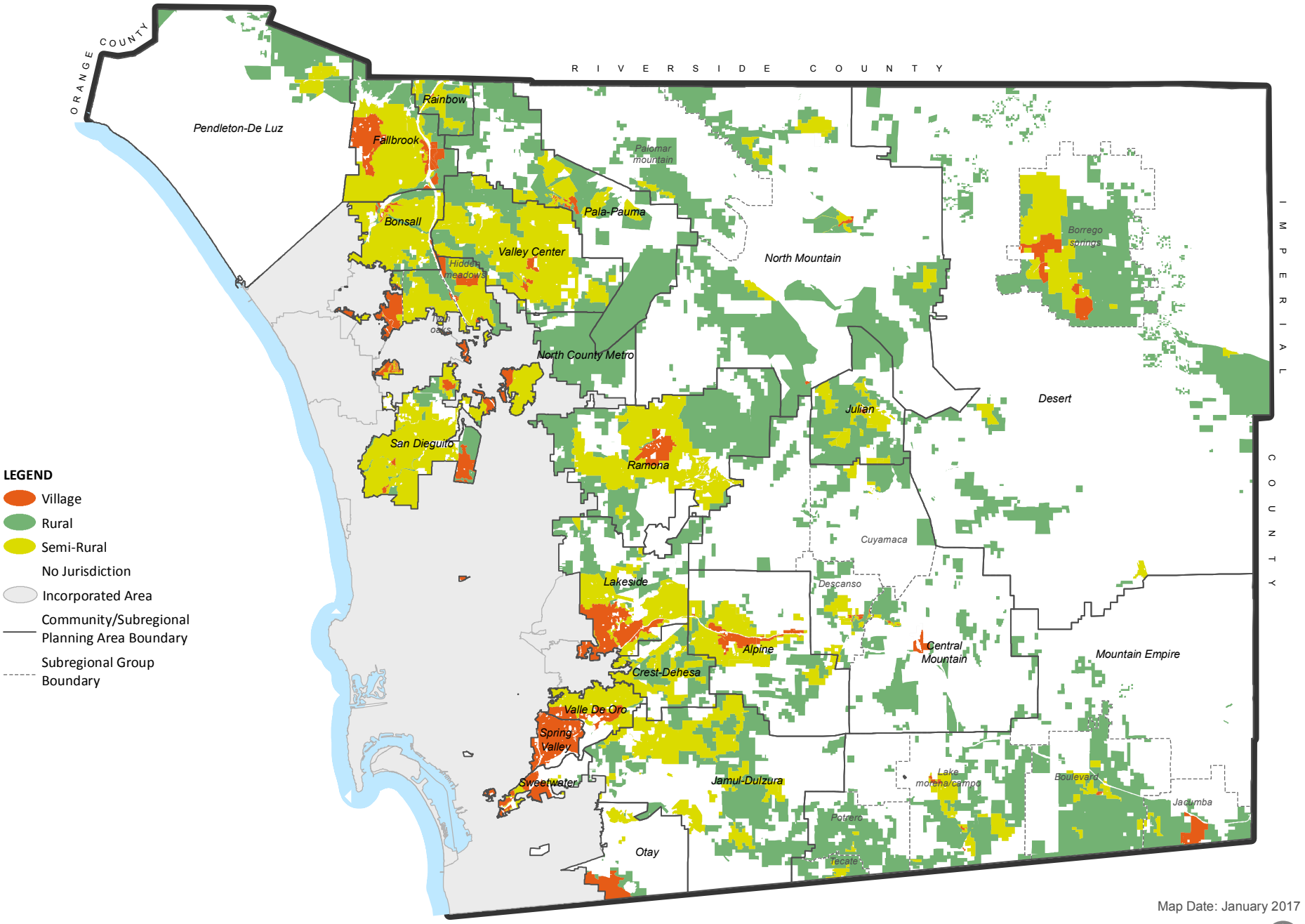
Open Space—Recreation. This designation is applied to large, existing recreational areas. This designation allows for active and passive recreational uses such as parks, athletic fields, and golf courses. Uses and structures ancillary to the primary open space use may be permitted to enhance recreational opportunities only if they relate to the recreational purpose and do not substantially alter the character of the area.

Valle de Oro Park

Regional Categories Map and Land Use Maps

The Regional Categories Map (Figure LU-1) and the Land Use Maps (located in the appendix) are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. As required by State law, these depict the general distribution, location, and extent of the uses of the land for housing, business, industry, open space, education, public buildings, and other categories of public and private uses of the land. The land use designations are shown on these maps as color or graphic patterns and correspond directly to the designations shown on Table LU-1 and defined in the Land Use Designations section, including allowable uses and permitted development densities or intensities. These may be further modified by specific policies for the Community Plan Areas as specified by their respective Community Plan (separately bound as a part of this General Plan). As an adopted part of the General Plan, the Land Use Maps are to be used and interpreted only in conjunction with the text and other figures contained in the General Plan.

In the Land Use Maps Appendix are 35 land use maps. Of the 35 maps, 23 are regional maps, some of which have subarea maps that are within the geographic boundary of the subregion. These maps also correlate to the community plans, which are bound separately.



REGIONAL CATEGORIES MAP

San Diego County General Plan

Figure LU-1

Legacy Communities

SENATE BILL 244 GENERAL PLAN REQUIREMENTS

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

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

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

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

Legacy community — geographically isolated community that is inhabited and has existed for at least 50 years[2]

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

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

1. Coordinate with the Local Agency Formation Commission (LAFCO) to incorporate the information contained in the Municipal Service Review into the infrastructure needs of the identified communities
2. Map the location of existing infrastructure elements including, but not limited to fire stations, sewer trunk lines, and drainage systems

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

3. Conduct an assessment of the capacity and availability of the physical infrastructure necessary to support the existing and proposed land uses in the identified community
4. Consult with affected public utilities and special districts, if any, for information on the location and capacity of their facilities to determine the ability and the timing of facility expansion for infrastructure improvements for the identified community
5. Review regional and state transportation, air quality, and water quality plans and regulations to consider whether any of these plans affect the future operation and expansion of public and private facilities[3]

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

DISADVANTAGED UNINCORPORATED COMMUNITIES

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

Identification of the disadvantaged unincorporated communities by the San Diego LAFCO was based on the SB 244 definitions addressing income, population size, and geographical relationships. In accordance with SB 244, the qualifying annual median household income is 80% or less than the statewide median household income, which based on 2010 census data is $46,166[4]. Therefore, in accordance with the requirements of SB 244, communities that qualify as "disadvantaged" would have annual household incomes below $36,932. The following is the process LAFCO used to identify and map disadvantaged communities in San Diego County:

1. Indentify census tracts in San Diego County that meet the annual median household income range (80% or less than the 2010 statewide annual median household income) based on estimates provided by the San Diego Association of Governments (SANDAG). [While other GIS data besides census tracts exist to map disadvantage communities, San Diego LAFCO determined the census tract data was the most complete and reliable source of information for the purpose of this analysis.]
2. Integrate the census tract estimates into a county-wide map to identify each census tract that had a SB 244-qualifying annual median household income.

[3] State Office of Planning & Research Technical Advisory: Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (pages 8-9), February 15, 2013.
[4] Source: 2010 American Community Survey 1-Year Estimates, U.S. Census Bureau identified the statewide median household income as $46,166.

3. The SB 244-qualifying census tracts were then overlaid with the incorporated city boundaries and adopted spheres of influence to determine if the identified disadvantaged unincorporated communities were island, fringe, or legacy communities, as defined by SB 244.

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

IDENTIFICATION OF LEGACY COMMUNITIES

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

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

Only communities that <u>meet all the criteria below</u> would be considered a legacy community.

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

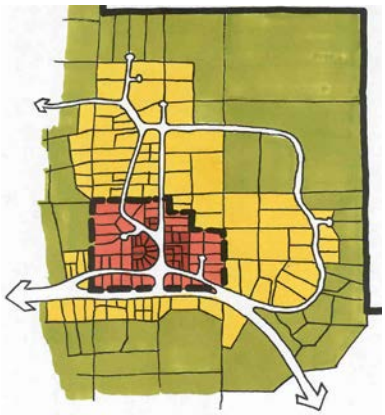
The 17 census tracts were analyzed using the methodology identified above (refer to the Background Report for more details). Based on this analysis, no legacy communities were identified within the land use jurisdiction of the County of San Diego. As such, the County has fulfilled the obligations set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

Goals and Policies for Land Use Element

The Community Development Model

CONTEXT

The General Plan Land Use Framework defines a Community Development Model that uses three regional categories—Village, Semi-Rural, and Rural Lands—to broadly reflect the differing character of County lands that range from communities with substantial populations to predominantly undeveloped backcountry areas. The goals and policies in this section implement the Community Development Model and are intended to apply across the entire unincorporated County and are the basis for assigning densities to these areas. Further, they recognize the diversity of the unincorporated communities and need for community-specific planning and guidance. Lastly, they acknowledge that planning by other agencies with responsibilities within, around, or overlapping the unincorporated lands will also affect how the Community Development Model is implemented. The Community Development Model is included in the Vision and Guiding Principles chapter under Guiding Principle 2, and discussed further in pages 3-6 and 3-7.



Community Development Model (refer to Guiding Principle 2)

GOALS AND POLICIES

GOAL LU-1

Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policies

LU-1.1 **Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Refer to Guiding Principle 2 for an explanation of the Community Development Model.

LU-1.2 **Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [*See applicable community plan for possible relevant policies*.]

LU-1.3 **Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

LU-1.4 **Village Expansion.** Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

LU-1.5 **Relationship of County Land Use Designations with Adjoining Jurisdictions.** Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

LU-1.6 **Conversion of Public Lands to Private Ownership.** Assign lands in public use an underlying designation of Rural Lands 80. When such lands are transferred to private ownership, the RL-80 designation shall apply until the appropriate long-term use of the property is determined and a general plan amendment is approved for redesignation of the property. This policy applies to areas on the Land Use Map designated Public/Semi-Public Facilities, Federal and State Lands, and Tribal Lands.

LU-1.7 **Maximum Residential Densities.** Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.

LU-1.8 **Density Allocation on Project Sites.** Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [*See applicable community plan for possible relevant policies*.]

LU-1.9 **Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

GOAL LU-2

Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policies

LU-2.1 **Community Plans.** Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.

LU-2.2 **Relationship of Community Plans to the General Plan.** Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

LU-2.3 **Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

LU-2.4 **Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

LU-2.5 **Greenbelts to Define Communities.** Identify and maintain greenbelts between communities to reinforce the identity of individual communities.

LU-2.6 **Development near Neighboring Jurisdictions.** Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.

LU-2.7 **Commercial Viability.** Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.

LU-2.8 **Mitigation of Development Impacts.** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

LU-2.9 **Maintaining Rural Character**. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.

GOAL LU-3

Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

Policies

LU-3.1 **Diversity of Residential Designations and Building Types.** Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

LU-3.2 **Mix of Housing Units in Large Projects.** Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [*See applicable community plan for possible relevant policies*.]

LU-3.3 **Complete Neighborhoods.** Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [*See applicable community plan for possible relevant policies*.]

GOAL LU-4

Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.

Policies

LU-4.1 **Regional Planning.** Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements, including the provisions of SB375.

LU-4.2 **Review of Impacts of Projects in Adjoining Jurisdictions.** Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and that adjacent communities are not adversely impacted.

LU-4.3 **Relationship of Plans in Adjoining Jurisdictions.** Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

LU-4.4 **Development Compatibility with Military Facilities.** Ensure compatibility of new development with the current and planned mission and operations of U.S. government military installations.

LU-4.5 **Annexations with Incompatible Land Uses.** Coordinate with LAFCO to oppose annexations by neighboring cities that would result in land uses incompatible with unincorporated lands.

LAFCO is responsible for coordinating, directing, and overseeing annexation of territory. A prerequisite for annexation is the inclusion of a territory within an adjacent city's sphere of influence.

LU-4.6 **Planning for Adequate Energy Facilities.** Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.

LU-4.7 **Airport Land Use Compatibility Plans (ALUCP).** Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.

Planning for Sustainability

CONTEXT

As discussed in Chapter 2, sustainability is a key theme of this General Plan and is inextricably related to a number of General Plan elements, as well as land use topics. Addressing global climate change through the reduction of GHG emissions is a common tenant of sustainability. The types, densities, and distribution of land uses in the County play a profound role in sustaining natural resources, the economy, and well being of residents. Land use patterns defined by the Community Development Model and Land Use Map provide for a more compact land use pattern, where residents live closer to jobs, businesses, schools, parks, services, and their neighbors, and would reduce vehicle trips and miles traveled. In turn, this would reduce energy consumption, air pollution, noise, and GHG emissions, while improving the quality of life for residents and economic activity of local businesses. Policies are also defined for the application of more sustainable approaches to land development, building design, and construction.

The County also recognizes sustainability as it applies to the other natural systems that are integrated with our communities. Ecosystems, topography, riparian corridors, rock formations, mature trees, and our natural assets such as our air, water (and groundwater), agriculture, and views are important contributing elements to sustainability.

This section focuses on general goal and policies that relate to the designation of land uses and the development that could occur based on those land use designations. Climate Change–related goals and policies are found throughout this General Plan. Table I-1 (General Plan Policies Addressing Climate Change) in the introduction summarizes by topic area the goals and policies in the County's General Plan that address reducing GHGs and adapting to climate change. The Air Quality, Climate Change, and Energy section of the Conservation and Open Space Element contains several goals and policies directly related to emissions reductions.

A complete reference to County General Plan Climate Change-related policies can be found in the Introduction Chapter in Table I-1 on page I-16.

GOALS AND POLICIES

GOAL LU-5

Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.

Policies

LU-5.1 **Reduction of Vehicle Trips within Communities.** Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

LU-5.2 **Sustainable Planning and Design.** Incorporate into new development sustainable planning and design.

LU-5.3 **Rural Land Preservation.** Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.

Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region.

LU-5.4 **Planning Support.** Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.

LU-5.5 **Projects that Impede Non-Motorized Travel**. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.

Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes.

GOAL LU-6

Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policies

LU-6.1 **Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

LU-6.2 **Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

LU-6.3 **Conservation-Oriented Project Design.** Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [*See applicable community plan for possible relevant policies*.]

Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations

LU-6.4 **Sustainable Subdivision Design.** Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [*See applicable community plan for possible relevant policies*.]

LU-6.5 **Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

Low Impact Development practices on a landscaped median in 4S Ranch

LU-6.6 **Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.

LU-6.7 **Open Space Network.** Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.

LU-6.8 **Oversight of Open Space.** Require that open space associated with future development that is intended to be preserved in perpetuity either be:

1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or
2) Transferred into public ownership of an agency that manages preserved open space.

The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.

LU-6.9 **Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

LU-6.10 **Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

LU-6.11 **Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

LU-6.12 **Flooding.** Document and annually review areas within floodways and 100- and 200-year floodplains to ensure areas subject to flooding are accurately mapped in accordance with AB 162 (enacted January 1, 2008). (*See also Policy S-9.1*)

Additional goals and policies that relate to natural resources are contained in the Conservation and Open Space Element, while those related to natural hazards are in the Safety Element.

GOAL LU-7

Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

Agricultural lands in the Pauma Valley

Policies

LU-7.1 **Agricultural Land Development.** Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

LU-7.2 **Parcel Size Reduction as Incentive for Agriculture.** Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

Refer to the Agricultural Resources section of the Conservation and Open Space Element for additional goals and policies.

GOAL LU-8

Aquifers and Groundwater Conservation. Sustainable aquifers and functional groundwater recharge areas.

Policies

LU-8.1 **Density Relationship to Groundwater Sustainability.** Require land use densities **in** groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

LU-8.2 **Groundwater Resources.** Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:

- In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
- In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.

A groundwater basin is considered in an overdraft condition when, during average conditions over a number of years, the amount of water being withdrawn from the basin exceeds the amount of water that recharges the basin.

LU-8.3 **Groundwater-Dependent Habitat.** Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat.

LU-8.4 **Program for Borrego Valley Aquifer.** Support the Borrego Valley Water District with their program to slow the overdrafting and extend the life of the aquifer supporting the residents of the Borrego Valley.

An aquifer is in overdraft condition when the amount of water being withdrawn (by pumping or by other means) exceeds the amount of water that recharges the basin over a period of years, during which the water supply conditions approximate average conditions.

Refer to the Water Resources section of the Conservation and Open Space Element for additional groundwater-related goals and policies.

Villages and Town Centers

CONTEXT

Smart growth concepts focus growth in compact areas close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources. The General Plan Land Use Map accommodates approximately 80 percent of the unincorporated County's population growth within the CWA boundary. The Village regional category, which allows the most intensive land uses in the unincorporated County, facilitates the use of compact development patterns.

Villages that contain a mix of land uses encourage strong neighborhoods and contribute to meeting a community's daily commercial, civic, and social needs. New development can facilitate the achievement of these objectives and enhance the vitality and livability of existing Villages. Such development is expected to be diverse considering the unique needs and character of each Village.

It is important that new development in Villages be compatible with and connects to its surrounding area. Under the General Plan land use designations, many of the County's Villages may realize a sizable amount of growth in the future years. Unchecked, growth and new development can easily transform a community. However, when planned and implemented wisely, growth can be beneficial to a community's identity, economy, and character. Compatibility should be directed through the Community Plan, where the community's character is defined in greater detail, and the Zoning Ordinance. Because Village development will occur as infill or redevelopment, compatibility takes on a greater scope, accounting for the immediately surrounding area as well as the overall character of the Village.

Connections are also important to support a Village that has vitality and mobility. These attributes allow components of a Village to interact and capitalize upon one another, thus improving economy, place, and the sense of a distinct and unified identity. This is achieved through interconnected street and pedestrian networks, the use of localized design standards, careful transitions between land uses, and the incorporation of pedestrian connections and public amenities within larger developments.

Town Centers are the hubs or cores of Villages and can be more than just an assemblage of high-intensity land uses. Ideally, they are active places where community members interact, contribute to the local economy, and enjoy the unique sense of place offered by each community. Development plans can facilitate these activities through the design of both public and private spaces. Major public facilities such as schools, libraries, community centers, and parks that are located in Town Centers often contribute to its identity and level of activity.

New residential development, whether infill or new neighborhoods, can complement adjacent Village residential neighborhoods through compatible site and building design and connected circulation networks.

Larger developments have greater ability to contribute to the Village with a mix of housing options and a range of community amenities and supporting uses, such as recreational facilities and, where appropriate, civic and neighborhood commercial uses.

Main Street in Julian provides a variety of land uses and building types

New commercial and industrial uses are at least equally and often more important to enhancing Villages and contributing to their identity and viability. This is because they serve as attractors to residents and visitors, provide employment, and are often located near the core of the Village and have high visibility. In locating new commercial and industrial uses, care must be taken to avoid impacting existing business. Design will also require careful consideration to ensure compatibility.

GOALS AND POLICIES

GOAL LU-9

Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.

Policies

A commercial center in Bonsall

LU-9.1 **Village and Community Core Planning.** Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.

LU-9.2 **Density Relationship to Environmental Setting.** Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [*See applicable community plan for possible relevant policies*.]

LU-9.3 **Village and Community Core Guidelines and Regulations.** Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.

LU-9.4 **Infrastructure Serving Villages and Community Cores.** Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.

LU-9.5 **Village Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

LU-9.6 **Town Center Uses.** Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

In this reference, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.

Residential areas surround commercial and office establishments, schools, and parks in Fallbrook

LU-9.7 **Town Center Planning and Design.** Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

LU-9.8 **Village Connectivity and Compatibility with Adjoining Areas.** Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. [*See applicable community plan for possible relevant policies*.]

LU-9.9 **Residential Development Pattern.** Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.

LU-9.10 **Internal Village Connectivity.** Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.

LU-9.11 **Integration of Natural Features in Villages.** Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.

LU-9.12 **Achieving Planned Densities in Villages.** In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.

Semi-Rural/Rural Lands

CONTEXT

As they share many common goals and policies, the Semi-Rural and Rural Lands regional categories are combined under this section. Semi-Rural areas comprise the majority of unincorporated land within the CWA boundary and include low-density residential, agricultural, and recreation uses. These lands buffer and separate Village areas and are expected to develop in a manner consistent with their natural environment and rural character. Rural Lands are typically located outside of or between Semi-Rural areas and further define and separate the communities they surround.

Rural lands outside the village of Julian

The majority of unincorporated land outside the CWA Boundary is largely undeveloped, lacks infrastructure, and is thus designated as Rural Lands. A significant portion of these lands is in public ownership and is typically used for recreation or environmental preservation. Outside the CWA boundary, Semi-Rural lands typically reflect established communities.

The lower densities in the Semi-Rural and Rural Lands allow for reduced development pressures and greater flexibility in a manner that minimizes impacts to the environment. This can be accomplished by implementing policies that require all development in Semi-Rural and Rural Lands to protect and sustain ecosystems, topography, riparian corridors, rock formations, mature trees and other natural assets, and avoid natural hazards, such as flooding, steep slopes, and seismic instability.

Despite numerous constraints to agriculture in San Diego County, such as high water and land costs, the County has a robust agricultural economy. Agriculture contributes to the character of the County, and particularly Semi-Rural and Rural Lands, supplying County residents with local agricultural products, and contributing significantly to the local economy. A goal of these categories is the preservation of local agriculture, which includes a diverse mix of high value commodities and takes advantage of a long—in some cases year-round—growing season. Incompatibility of adjacent land uses can present yet another constraint to the viability of local agriculture. As residential and other potentially incompatible development occurs in traditionally agricultural areas, careful attention should be given to the compatibility of these nonagricultural uses and to site design techniques that would reduce or avoid potential conflicts. Goals and policies that pertain to agriculture are located in the conservation and Open Space Element (Chapter 5).

GOALS AND POLICIES

GOAL LU-10

Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.

Policies

Echo Valley in the Jamul Community Planning Area

LU-10.1 **Residential Connectivity.** Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.

LU-10.2 **Development—Environmental Resource Relationship.** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.

LU-10.3 **Village Boundaries.** Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

LU-10.4 **Commercial and Industrial Development.** Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

Commercial, Office, and Industrial Development

CONTEXT

While the Community Development Model and the General Plan Regional Categories directly relate to the ranges of intensity of the residential Land Use Designations, as shown on Table LU-1, there is less of a correlation to the nonresidential Land Use Designations (Commercial, Office Professional, and Industrial). As such, specific guidance is needed to ensure that nonresidential development is planned and occurs in a manner consistent with the Guiding Principles for the General Plan and the plans of each unincorporated community.

Commercial, office, and industrial uses are important to a community's identity and viability. They serve as attractors to residents and visitors, provide employment, and contribute to the economy. Commercial uses accommodate the retail and service needs of, and provide employment opportunities for, surrounding residents. Primary commercial areas, such as Town Centers, typically serve an entire Village and its surrounding rural residents. Land-intensive commercial activity will generally serve regional as well as local needs, and is best located at key intersections of multi-modal transportation corridors. There is also a need for smaller scale commercial uses in residential neighborhoods beyond the Village core to serve the convenience needs of residents in that area.

Typical Office Professional uses include office-oriented professional and administrative services and research and development activities. Large-scale office uses are typically clustered in campus-style office or industrial park settings, while smaller-scale office uses are typically located in mixed-use Village and Neighborhood Centers. The Village Core Mixed Use, neighborhood commercial, and General Commercial land use

designations all provide for this type of mixed-use office development. While, office development that requires large, continuous floor area may be accommodated in campus-style office parks under the Office Professional and Light Industrial land use designations, it is important that these developments not be isolated and separated by location design from adjoining land uses, resulting in a distinct island. Compatibility with the adjacent development and connections to vehicular and pedestrian circulation networks remain important.

The pedestrian-oriented Main Avenue in Fallbrook

Typical industrial uses include manufacturing, processing, assembly, wholesaling, and warehouse activities that normally require large indoor and outdoor areas for processing and storage. In the unincorporated County, these uses typically occur on large development sites or as clusters of smaller sites served by municipal infrastructure and with direct access to major transportation corridors. Industrial uses with adverse impacts such as noise, vibration, odor, and aesthetic impairment must be carefully located and designed to avoid compatibility issues with adjacent land uses. Light industrial uses are considered compatible in pedestrian-oriented Village centers because they are similar in function and form to offices. Medium industrial uses are most compatible within Village boundaries but outside the pedestrian-oriented center and buffered from incompatible residential or commercial land uses.

GOALS AND POLICIES

GOAL LU-11

Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.

Policies

LU-11.1 **Location and Connectivity.** Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

LU-11.2 **Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

LU-11.3 **Pedestrian-Oriented Commercial Centers.** Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.

LU-11.4 **Town Center Intensity and Vitality.** Encourage revitalization of Town Center areas to strengthen neighborhoods, expand local employment opportunities, and establish or enhance a sense of place.

LU-11.5 **Large-Format Retail Stores.** Allow large-format retail uses, typically referred to as "big box stores," only where the scale of the use and design is compatible with the surrounding areas. Large-format retail typically means retail stores with floor plans that are larger than 65,000 sq. ft.

LU-11.6 **Office Development.** Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.

LU-11.7 **Office Development Compatibility with Adjoining Uses.** Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.

LU-11.8 **Permitted Secondary Uses.** Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.

LU-11.9 **Development Density and Scale Transitions.** Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.

LU-11.10 **Integrity of Medium and High Impact Industrial Uses.** Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

LU-11.11 **Industrial Compatibility with Adjoining Uses.** Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses (refer to Policy LU-11.9 for examples of buffering).

Community Services and Infrastructure

CONTEXT

Land uses in the County are supported by a diversity of public utilities and services. Among these are water supply, wastewater collection and treatment, solid waste management, schools, and libraries.

WATER SUPPLY

Otay Reservoir

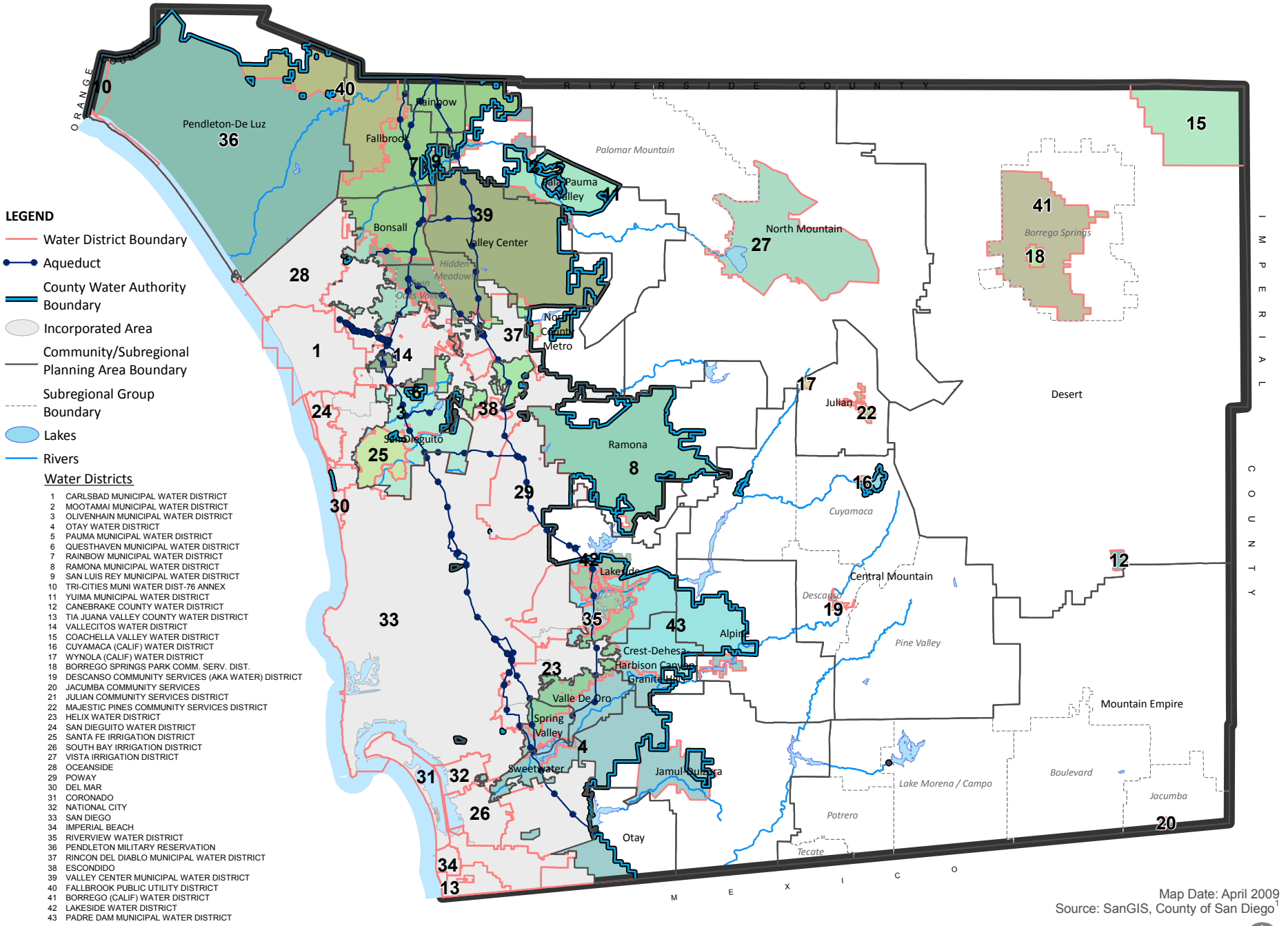
San Diego County is located in a semi-arid to arid desert climate with limited local water supplies, requiring that the majority of its water resources be imported. The County is not a purveyor of water and must rely on the San Diego County Water Authority (SDCWA) and its member agencies to provide the majority of water delivery to the region. Fifteen of the 24 current SDCWA member agencies provide water to the unincorporated areas of the County. An additional 14 independent special districts, along with private water systems, provide services to the unincorporated County. The water districts in the unincorporated County are shown on Figure LU-2 (Water Districts).

The City of San Diego owns and maintains seven drinking source water reservoirs in the County. While these reservoirs do not provide potable water for residents outside the city, they are used by County residents for recreation and provide valuable habitat.

The California Urban Water Management Planning Act requires that each urban water supplier, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, shall prepare, update and adopt an (Urban Water Management Plan) UWMP at least once every five years on or before December 31, in years ending in five and zero. In the 2005 UWMPs, the Metropolitan water District (MWD), SDCWA and all 15 SDCWA member agencies that serve the unincorporated County determined that adequate water supplies would be available to serve existing service areas under normal water year, single dry water year, and multiple dry water year conditions through the year 2030. However, there are multiple issues related to the projections included in the 2005 UWMPs. Factors such as cutbacks in water importation supplies from MWD and SDCWA and the statewide drought have not have been accounted for in 2005 UWMP supply and demand projections.

In addition to the UWMP, which deals with long term planning, SDCWA's Board of Directors approved a Drought Management Plan (DMP) in 2006. The DMP provides potential actions that the SDCWA can take to minimize or avoid the impacts associated with supply shortage conditions due primarily to droughts. The DMP also contains a water supply allocation methodology to be used if the SDCWA is required to allocate supplies to its member agencies.

In August 2007, a U.S. District court decision was issued to protect the endangered Delta smelt (fish). This federal court ruling set operational limits on pumping in the Sacramento-San Joaquin Delta from December 2007 to June 2008 to protect the Delta smelt. As a result of this ruling, MWD is estimated to see as much as a 20 to 30 percent reduction in State Water Project supplies in 2008 and beyond. This means that local water agencies would have to rely on increased conservation, along with contingency and emergency sources of water, including local groundwater and storage supplies, to lessen direct impacts on water availability for their customers.



WATER DISTRICTS

Additionally, after a record dry spring that dramatically curtailed snow runoff from the Sierra Nevada Mountains, Governor Schwarzenegger declared an official statewide drought on June 4, 2008. Following the Governor's action, the MWD board of directors issued a Water Supply Alert for its six-county service area, urging local jurisdictions to adopt and implement water conservation ordinances and to significantly increase efforts and programs to conserve water.

Otay County Landfill

The Colorado River, the other major source of imported supplies for MWD, has experienced drought conditions for eight of the last nine years. The Colorado River provides water to more than 31 million people in seventeen western states. Since the drought in the late 1980s and early 1990s, MWD enacted a plan to improve water supplies during dry conditions. The Integrated Resources Plan (2004) called for increasing MWD's ability to store wet-year surplus supplies from the Colorado River and Northern California's Sacramento-San Joaquin Delta. In 2007, enough water in reserve was available to help MWD withstand up to three successive dry years. The federal court decision on the Delta smelt reduces MWD's ability to replenish reserves in wet years and prolonged dry conditions in California continue to draw on the reserves. As a result the, MWD's near-term strategy is to lower demand and stretch the reserve supplies as much as possible.

Additionally, climate changes due to global warming also create new uncertainties that significantly affect California's water resources and lessen the reliability of 2005 UWMPs. All 2005 UWMPs include a drought management or shortage contingency analysis section, which identifies how the agency will manage shortages. However, these UWMPs do not account for the severity or longevity of the above-mentioned difficulties in providing enough supply for the region's demand. In preparing 2010 UWMPs, the SDCWA and its water districts will need to account for these issues and will likely place more emphasis on conservation, water recycling, and expanding local supplies through methods such as seawater desalination, groundwater, surface water, transfers, and imported supplies. Development of the diverse sources of water will aid in reducing the SDCWA's purchases of imported supplies from the MWD. Groundwater is the primary source of supply for the special water districts and private water systems that serve the groundwater-dependent unincorporated areas. In addition, many areas of the County are dependent on individual wells and are not served by water agencies. The Land Use Map allows limited development in these areas. In California, individual groundwater users are typically not regulated in regard to the amount of groundwater they can use nor does the County typically restrict an individual's use. However, the County can deny discretionary permits if the proposed groundwater resources are not sufficient for the proposed development. For permits with ongoing conditions, the County can require limitations or conditions on the amount of groundwater that can be withdrawn.

SOLID WASTE

Solid waste management has been recognized as an important regional issue in San Diego County because of limited landfill capacity, urban encroachment, and environmental concerns reducing potential facility expansions and replacement sites, environmental regulations, and the increased cost of developing and operating waste management facilities. Historically, the primary method of disposing of solid waste has been through the use of landfills. Since the early 1990s, there has been a growing emphasis to reduce the amount of solid waste being disposed of in landfills through integration of recycling and source reduction. There are seven active landfills in the San Diego region that serve both incorporated and unincorporated areas. The landfills currently operating in the County for public use are either privately owned and operated or are owned and operated by another local jurisdiction. There is sufficient landfill space for thirty years considering current landfill expansions, and proposed new landfills. However there is insufficient infrastructure to support the traffic flow to and from the landfills resulting in daily and annual permitted tonnage restrictions. Current plans for expansion of existing landfills and new landfills would add 179 million tons of capacity. The San Diego County Integrated Waste Management Plan Siting Element analysis (2005) determined that if the County would recycle at a rate of 75 percent, which complies with State mandates for integrated solid waste management, compared to the present 50 percent, there would be no need for additional landfills in the County, including the proposed Gregory Canyon and Campo landfills.

EDUCATION

The provision of educational facilities and services are mandated by the State Department of Education and administered by the San Diego County Board of Education and the San Diego County Office of Education, which is a public agency with land use authority that is separate from the County of San Diego. The County Offices of Education and the San Diego County Board of Education provide a support infrastructure for local schools and districts while acknowledging each school board's responsibility to represent and serve their community. The day-to-day development of facilities and delivery of instruction is generally the responsibility of the County's 42 local school districts. Student populations in the unincorporated areas of the County have generally experienced steady growth rates depending on the particular community or area that the school facility is located. Because the County of San Diego does not have jurisdiction over the land use decisions of public schools, its responsibility for school facilities is limited to review and comment on projects for proposed schools.

WASTEWATER

The majority of sewage treatment and disposal in the unincorporated areas of San Diego County is accomplished by one of the following three methods: (1) regional systems maintained by public water or sewer districts; (2) small wastewater treatment facilities operated by independent districts or the County; and (3) on-site subsurface sewage disposal (septic) systems. The method of treatment and disposal often depends on the district's location. Generally, those districts located in the proximity of the City of San Diego are members of the San Diego Metropolitan Sewerage System (Metro) and use its system for treatment and effluent disposal. A number of agencies also use a combination of the Metro system and inland treatment and disposal. Those districts located near the coastal areas provide effluent disposal through the use of an ocean outfall. Those districts located inland (a majority of the unincorporated areas of the County) provide sewage treatment and disposal through reuse, spray fields, evaporation, and other techniques.

The Department of Public Works (DPW) Wastewater Management Section (WWM) is responsible for maintaining sewer lines, pump stations, force mains and several treatment plants for the unincorporated areas of Alpine, Julian, Lakeside, Spring Valley, Pine Valley, Campo, East Otay Mesa, and the Winter Gardens area. Wastewater flows originating within the communities of Alpine, Lakeside, Winter Gardens, Spring Valley, and East Otay Mesa are transmitted to the City of San Diego metro system for treatment and disposal. The remaining communities of Julian, Pine Valley, and Campo utilize "inland" treatment and disposal systems.

TELECOMMUNICATIONS

Telecommunications services are offered to county residents by a diversity of providers. These include Time Warner and Cox Communications for cable television and digital services; AT&T for standard landline telephone; Verizon, Sprint, Cingular/AT&T, Nextel, Cricket, and T-Mobile for cell phone; and Vonage and Skype for voice over Internet protocol. Due to the dispersed and low-density pattern of development in the County, particularly in its eastern-most reaches, some telecommunication services are not available throughout the entirety of the area.

ISSUES

The following are the key issues related to community services and infrastructure in the unincorporated County:

- Coordination of service and infrastructure can be difficult in the unincorporated areas that are served by numerous other entities.
- The geographic extent of the unincorporated County precludes the ability to provide the same level of services and infrastructure to all of its lands.
- Limited population density and/or access to some areas of the unincorporated County also result in both physical and fiscal challenges to providing services.
- Maintenance and enhancement of public infrastructure is important to the well-being of existing communities. Many existing communities include basic infrastructure such as roads, water and sewer, but could benefit from enhancements such as pathways, trails, landscaping, and better connected roads.
- As development occurs, it is important to existing communities that this development provides for adequate services to meet its own needs without adversely affecting the existing residents.
- Some community services, such as libraries and community centers, may contribute to defining a community's identity, location, and character.

These and other issues relevant to community services and infrastructure in the unincorporated County area are addressed in this General Plan. As previously stated, additional goals and policies on some specific services or infrastructure can be found in other elements of the General Plan (refer to the Mobility Element for transportation-related infrastructure, the Conservation and Open Space Element for recreational facilities, and the Safety Element for emergency services and law enforcement). The following goals and policies either pertain to those issues not covered by other elements or are more general.

GOALS AND POLICIES

GOAL LU-12

Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.

Policies

LU-12.1 **Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.

In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc, should be provided, where appropriate.

LU-12.2 **Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

LU-12.3 **Infrastructure and Services Compatibility.** Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.

Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach.

LU-12.4 **Planning for Compatibility.** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.

GOAL LU-13

Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.

Olivehain Reservoir in the Elfin Forest Recreational Preserve

Policies

LU-13.1 **Adequacy of Water Supply.** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.

LU-13.2 **Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

GOAL LU-14

Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.

Policies

LU-14.1 **Wastewater Facility Plans.** Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

LU-14.2 **Wastewater Disposal.** Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

LU-14.3 **Wastewater Treatment Facilities.** Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

LU-14.4 **Sewer Facilities.** Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the community plan.

An Urban Limit Line is a growth boundary that can be used in Community Plans to define the maximum extent of urban and suburban development. An Urban Limit Line may be the basis for containment of growth inducing urban infrastructure or community-specific goals and policies.

LU-14.5 **Alternate Sewage Disposal Systems.** Support the use of alternative on-site sewage disposal systems when conventional systems are not feasible and in conformance with State guidelines and regulations.

GOAL LU-15

Adequate Wireless Communication Facilities. Wireless telecommunication facilities that utilize state-of-the-art techniques to minimize impacts to communities and the environment.

Policies

LU-15.1 **Telecommunication Facilities Compatibility with Setting.** Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.

LU-15.2 **Co-Location of Telecommunication Facilities.** Encourage wireless telecommunication service providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance. [*See applicable community plan for possible relevant policies*.]

GOAL LU-16

Appropriately Sited Waste Management Facilities. Solid waste management facilities that are appropriately located and sited in a manner that minimizes environmental impacts and potential conflicts from incompatible land uses, while facilitating recycling and resource recovery activities.

Policies

LU-16.1 **Location of Waste Management Facilities.** Site new solid waste management facilities identified in the San Diego County Integrated Waste Management Plan, in a manner that minimizes environmental impacts and prevents groundwater degradation, and in accordance with applicable local land use policies.

LU-16.2 **Integrity of Waste Management Facilities.** Avoid encroachment of incompatible land uses upon solid waste facilities in order to minimize or avoid potential conflicts.

LU-16.3 **New Waste Management Facilities.** Encourage the establishment of additional recycling and resource recovery facilities in areas with Industrial land use designations or other appropriate areas based on the type of recycling.

For example, some agricultural areas may be appropriate for management or recycling of agricultural wastes (composting).

GOAL LU-17

Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.

Policies

LU-17.1 **Planning for Schools.** Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.

LU-17.2 **Compatibility of Schools with Adjoining Uses.** Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.

LU-17.3 **Priority School Locations.** Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.

LU-17.4 **Avoidance of Hazards.** Assist school districts with locating school facilities away from fault zones, flood or dam inundation zones, and hazardous materials storage areas in conformance with State statutes.

GOAL LU-18

Adequate Civic Uses. Civic uses that enhance community centers and places.

Policies

LU-18.1 **Compatibility of Civic Uses with Community Character.** Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.

LU-18.2 **Co-Location of Civic Uses.** Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.