

Coronavirus Disease (COVID-19) Information



Planning & Development Services

County of San Diego General Plan

This document is the first comprehensive update of the San Diego County General Plan since 1978 and is the result of the collective efforts of elected and appointed officials, community groups, individuals, and agencies who spent countless hours developing a framework for the future growth and development of the unincorporated areas of the County. This document replaces the previous General Plan and is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.

The General Plan directs future growth in the unincorporated areas of the County with a projected capacity that will accommodate more than 232,300 existing and future homes. This growth is targeted to occur primarily in the western portions of the unincorporated County where there is the opportunity for additional development. Compared to the previous General Plan, this update reduces housing capacity by 15 percent and shifts 20 percent of future growth from eastern backcountry areas to western communities. This change reflects the County's commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protection of existing community character in its extensive rural and semi-rural communities. The General Plan provides a renewed basis for the County's diverse communities to develop Community Plans that are specific to and reflective of their unique character and environment consistent with the County's vision for its future.

General Plan Elements

Cover, Table of Contents, Chapter 1- Introduction, Chapter 2 - Vision and Guiding Principles

Chapter 3 - Land Use Element

Designates the general location and intensity of housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities and other land uses.

Chapter 4 - Mobility Element

Identifies the general location and extent of existing and proposed major roads, transportation routes, terminals, and other public utilities and facilities. It must be correlated with the land use element.

Chapter 5 - Conservation and Open Space Element

Addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, mineral deposits, and open space.

Chapter 6 - Housing Element

Comprehensive assessment of current and projected housing needs for all economic segments of the community and region. It sets forth local housing policies and programs to implement those policies.

Chapter 7 - Safety Element

Establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Chapter 8 - Noise Element

Identifies and appraises noise problems within the community and forms the basis for distributing new noise-sensitive land uses.

Chapter 9 & 10 - Implementation and Glossary

Appendices

- Land Use Map Appendix
- Mobility Element Network Appendix

Housing Element Background Report

- Housing Element Background Report
- Appendix 1: Sites Inventory
 - Alpine
 - Bonsall
 - County Islands
 - Desert
 - Fallbrook
 - Lakeside
 - North County Metro
 - Ramona
 - Spring Valley
 - Valley Center
- Appendix 2: Quantified Objectives
- Appendix 3: Implementation Plan
- Appendix 4: Housing Market Analysis

General Plan Implementation Plan

General Plan Map (Countywide)

General Plan Annual Progress Reports

2012 2013 2014 2015 2016 2017 2018 2019

Communities	
Alpine	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
Bonsall	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
Central Mountain	<ul style="list-style-type: none"> • Subregional Plan <ul style="list-style-type: none"> ◦ Pine Valley Community Plan • Land Use Map (Subregion) <ul style="list-style-type: none"> ◦ Cuyamaca ◦ Descanso ◦ Pine Valley • Mobility Element Network • Regional Category Map (Subregion) <ul style="list-style-type: none"> ◦ Cuyamaca ◦ Descanso ◦ Pine Valley

<p>County Islands</p>	<ul style="list-style-type: none"> • Land Use Map • Regional Category Map • Mobility Element Network
<p>Crest Dehesa</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Mobility Element Network • Regional Category Map
<p>Desert</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map (Subregion) <ul style="list-style-type: none"> ◦ Borrego Springs • Regional Category Map (Subregion) <ul style="list-style-type: none"> ◦ Borrego Springs • Mobility Element Network
<p>Fallbrook</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p>Jamul Dulzura</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p>Julian</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p>Lakeside</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category • Mobility Element Network
<p>Mountain Empire</p>	<ul style="list-style-type: none"> • Subregional Plan (including Campo/Lake Morena, Jacumba, and the Tecate Special Study Area) <ul style="list-style-type: none"> ◦ Boulevard Community Plan ◦ Campo/Lake Morena Community Plan ◦ Jacumba Vision Statement and Background ◦ Potrero Community Plan • Land Use Map (Subregion) <ul style="list-style-type: none"> ◦ Boulevard ◦ Campo/Lake Morena ◦ Jacumba ◦ Potrero ◦ Tecate • Regional Category Maps (Subregion) <ul style="list-style-type: none"> ◦ Boulevard ◦ Campo/Lake Morena ◦ Jacumba ◦ Potrero ◦ Tecate • Mobility Element Network

<p style="text-align: center;">North County Metro</p>	<ul style="list-style-type: none"> • North County Metro Subregional Plan • Land Use Map (Subregion) <ul style="list-style-type: none"> ◦ Hidden Meadows ◦ Twin Oaks • Regional Category Map (Subregion) <ul style="list-style-type: none"> ◦ Hidden Meadows ◦ Twin Oaks • Mobility Element Network
<p style="text-align: center;">North Mountain</p>	<ul style="list-style-type: none"> • North Mountain Subregional Plan <ul style="list-style-type: none"> ◦ Greater Warner Springs Area Community Plan • Land Use Map (including Palomar Mountain) • Regional Category Map (including Palomar Mountain) • Mobility Element Network
<p style="text-align: center;">Otay</p>	<ul style="list-style-type: none"> • Subregional Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Pala Pauma</p>	<ul style="list-style-type: none"> • Subregional Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Pendleton De Luz</p>	<ul style="list-style-type: none"> • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Rainbow</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Ramona</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category • Mobility Element Network
<p style="text-align: center;">San Dieguito</p>	<ul style="list-style-type: none"> • Community Plan <ul style="list-style-type: none"> ◦ Elfin Forest and Harmony Grove Community Plan ◦ San Dieguito Local Coastal Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Spring Valley</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Sweetwater</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network

<p style="text-align: center;">Valle De Oro</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network
<p style="text-align: center;">Valley Center</p>	<ul style="list-style-type: none"> • Community Plan • Land Use Map • Regional Category Map • Mobility Element Network

Environmental Review Documents

Environmental Impact Report

GPU FEIR Summary, 15183 Reference

The General Plan Update Process history remains available on the department **GPU hearings page**.