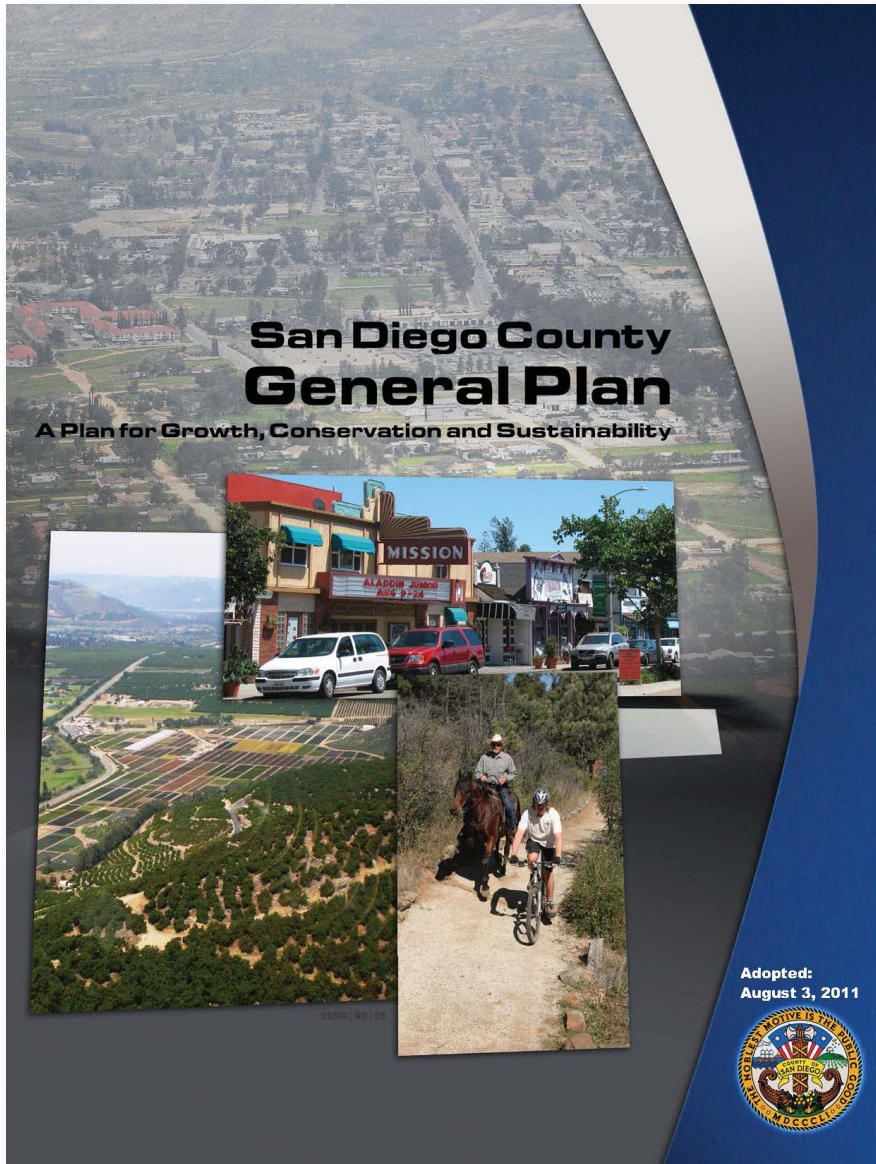


Attachment C – Staff Recommendation

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2019

General Plan Clean-Up



GPA 18-006
REZ 19-003
Staff Recommendation

Prepared by the County of San Diego
Planning & Development Services

October 2019

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Section 1

Introduction to the General Plan Clean-Up

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1.1 INTRODUCTION

Purpose

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

- Qualifying ownership changes;
- Mapping errors;
- Errors and omissions;
- Minor community plan changes; and
- Internal clarifications and inconsistencies.

This is the fourth General Plan Clean-Up processed since 2011. The first was completed in 2013, the second in 2015, and the third in 2017. All the items included in the Clean-Up must be eligible under a California Environmental Quality Act (CEQA) Addendum to the General Plan Program Environmental Impact Report (EIR). There are a total of 38 changes included in the current Clean-Up. They fall into the following four categories: Land Use Map and Zoning, General Plan text revisions, Mobility Element Network, and Community Plans.

2019 – Types of Changes

Land Use Map and Zoning

Changes to the General Plan’s Land Use Map and/or Zoning regulations result primarily from ownership changes, mapping errors, or internal clarifications and inconsistencies. There are a total of 28 Land Use Map and Zoning changes which will result in a loss of 395 potential dwelling units based on an analysis of the General Plan density calculations.

There are 17 items that involve qualifying ownership changes. Of these, 11 involve Department of Parks & Recreation (DPR) open space acquisitions, five involve open space acquisitions by a conservancy group, and one involves an acquisition by a federal agency. These ownership changes are in the communities of Alpine, Bonsall, Crest-Dehesa, Hidden Meadows, Jamul-Dulzura, Lakeside, North Mountain, Pala-Pauma, Pine Valley, San Dieguito, Spring Valley, and Valley Center.

There are 10 items that involve the correction of mapping errors. Three of these contain zoning development designator errors, two contain mapping errors related to ownership, and five contain zoning regulations that are inconsistent with their respective General Plan land use designations. These mapping errors are in the communities of Jamul-Dulzura, Lakeside, North County Metro, Pala Pauma, Ramona, San Dieguito, and Spring Valley.

There is one item that involves an internal clarification and inconsistency. This item is in Lakeside.

General Plan Text Revisions

The current Clean-Up includes five changes to the Land Use Element, Housing Element Background Report, Mobility Element, and Safety Element. Two changes to the Land Use Element involve the removal of a footnote referencing a change that has already occurred and the addition of a clause related to emergency housing during a natural disaster. The change to the Housing Element Background Report involves the correction of a mathematical error and update to reflect a Board approved project. The change to the Mobility Element adds a clause clarifying implementation of road and bicycle classifications. Finally, the change to the Safety Element clarifies language regarding the Hazard Mitigation Plan.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location and characteristics of the County road and bicycle network. Four corrections are

proposed for the Mobility Element Network Appendix. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro.

Community/Subregional Plans

There is one revision to the Ramona Community Plan that involves the correction of a typographical error.

1.2 PUBLIC OUTREACH

Changes to an adopted General Plan must follow the process specified by state law; even when they are corrections for a Clean-Up. The draft plan for the Clean-Up is being circulated for a 45-day public review period, starting in July 2019. Agencies and tribal governments requiring noticing will receive notices with links to the public review documents. Each property owner subject to proposed Land Use Map and/or Zoning changes, and their neighbors within 300 feet, will receive a mailed notice of the proposed changes at the start of public review and prior to the hearings. Staff has been working with planning groups and stakeholders and will continue to do so as the process moves forward. Public hearings for the project at the Planning Commission and Board of Supervisors are anticipated for Fall/Winter 2019. Additional project information can be found using the link below:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/2019qpclean-up.html>

Section 2

Overview of Changes

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2.1 -OVERVIEW OF LAND USE MAP AND ZONING CHANGES

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

ID	Proposed Change	Page
Alpine AL401	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition for Peutz Valley.</i> Redesignate four parcels from Semi-Rural-4 (SR-4) to Open Space Conservation (OS-C) and rezone from A70 to S80.	17
Alpine AL402	<i>Ownership Change – Conservancy group acquisition by Endangered Habits Conservancy (EHC).</i> Redesignate three parcels from Semi-Rural 1 (SR-1) to OS-C and rezone from A70 to S80.	18
Bonsall BO401	<i>Ownership Change – DPR acquisition for San Luis Rey River Park.</i> Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space– Recreation (OS-R) and rezone from A70, RR, and C36 to S80.	20
Crest Dehesa CD401	<i>Ownership Change – Conservation group acquisition by EHC.</i> Redesignate 42 parcels to OS-C and rezone to S80.	22
Hidden Meadows HM401	<i>Ownership Change – DPR acquisition for Open Space.</i> Redesignate 14 parcels from Specific Plan Area (SPA) to OS-C and rezone from S88/A70 to S80.	24
Jamul Dulzura JD401	<i>Mapping Error – Private parcels are designated as PAL.</i> Redesignate four parcels from PAL to SR-1 and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.	26
Jamul Dulzura JD402	<i>Ownership Change – Conservancy group acquisition by EHC.</i> Redesignate four parcels from RL-40 to OS-C and rezone from A70 to S80.	27
Lakeside LS401	<i>Ownership Change – DPR acquisition for Sycamore/Goodman Ranch.</i> Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.	29
Lakeside LS403	<i>Ownership Change – DPR acquisition for Lakeside Linkage Preserve.</i> Redesignate one parcel from Village Residential 4.3 (VR-4.3) and SR-4 to OS-C. Rezone from RR and RS to S80.	30
Lakeside LS404	<i>Internal Clarification and Inconsistency – Zoning inconsistent with historical use of the property</i> Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.	31
Lakeside LS405	<i>Mapping Error – Building Type is inconsistent with General Plan designation.</i> Change Building Type “C” to “K” and Special Area Regulations (SAR) from none to “C” for two parcels.	32

ID	Proposed Change	Page
Lakeside LS406	<i>Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM).</i> Redesignate eight parcels from SPA, VR-4.3, and SR-4 to OS-C and rezone from RS and RR to S80.	33
Lakeside LS407	<i>Mapping Error – Regional Category not consistent with General Plan.</i> Change the Regional Category from No Jurisdiction to Semi-Rural for 531 parcels.	34
North County Metro NCM401	<i>Mapping Error – Minimum lot size is inconsistent with General Plan designation.</i> Reduce the minimum lot size from “15,000 sf” to “10,000 sf” for 32 parcels.	36
North County Metro NCM402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone five parcels from RR to RV.	37
North Mountain NM401	<i>Ownership Change – DPR acquisition for Santa Ysabel Preserve.</i> Redesignate five parcels from Rural Lands 80 (RL-80) to OS-C and rezone from A72 to S80.	39
Pala Pauma PP401	<i>Ownership Change – DPR acquisition for Wilderness Gardens Preserve.</i> Redesignate one parcel from RL-40 to OS-R and rezone from A70 to S80.	41
Pala Pauma PP402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone two parcels from S80 to RS.	42
Pine Valley PV401	<i>Ownership Change – Federal agency acquisition for Cleveland National Forest.</i> Redesignate one parcel from RL-80 to PAL.	44
Ramona RM402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Redesignate one parcel from Village Residential 2.9 (VR- 2.9) to Medium Impact Industrial (I-2).	46
Ramona RM403	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone a portion of one parcel from RMV1 to RMV4.	47
San Dieguito SD401	<i>Mapping Error – Parcel is owned by the Olivenhain Water District.</i> Redesignate one parcel from OS-C to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR.	49
San Dieguito SD402	<i>Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM).</i> Redesignate one parcel from SPA to OS-C and rezone four parcels from RR to S80. Revise development designators for five parcels.	50

ID	Proposed Change	Page
Spring Valley SV401	<i>Mapping Error – Zoning is inconsistent with the General Plan designation.</i> Rezone a portion of one parcel from RS to C36.	52
Spring Valley SV402	<i>Ownership Change – DPR acquisition for Dictionary Hill Preserve.</i> Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to OS-C and rezone from RS to S80.	53
Valley Center VC401	<i>Ownership Change – DPR acquisition for Hellhole Canyon Preserve.</i> Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.	55
Valley Center VC402	<i>Ownership Change – DPR acquisition for Keys Creek Preserve.</i> Redesignate one parcel from SR-2 to OS-C and rezone from A70 and RR to S80.	56
Valley Center VC404	<i>Ownership Change – Acquisition for Star Valley Park.</i> Redesignate three parcels from SR-4 to OS-R and rezone from A70 to S80.	57

For additional information on the proposed Land Use Map and Zoning changes, see Section 3 of this document and the project web page at:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html>

2.2 - OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 - Overview of General Plan Text Changes

Land Use Element	
Table LU-1 Page 3-11	<i>Internal Clarification and Consistency</i> – Remove a footnote in the “Land Use Designations and Compatible Regional Categories” table referencing a change that has already occurred.
Table LU-1 Page 3-11	<i>Internal Clarification and Inconsistency</i> – Add a footnote that addresses land use designations and emergency shelters during declared disasters.
Mobility Element	
Road Classifications Page 4-7	<i>Internal Clarification and Inconsistency</i> – Add language clarifying that Mobility Element road/bicycle classifications are depicted at “full buildout” and the share of improvement for individual projects is evaluated on a project-by-project basis.
Housing Element (Background Report)	
Table 5-7 Page 100	<i>Errors and Omissions</i> – Correct a mathematical error in the “RHNA and Summary of Development Potential” table and update the Lakeside Housing Sites Inventory Map.
Safety Element	
Hazards Mitigation Page 7-3	<i>Internal Clarification and Inconsistency</i> – Add language that identifies where the Hazard Mitigation Plan may be found on the County website.

Table 2-3 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
North County Metro (Hidden Meadows)	<i>North Broadway</i> : Fix mapping error at the northern segment connection
North County Metro	<i>Smilax Road</i> : Fix mapping error and remove a segment of an infeasible planned road
North County Metro	<i>Mountain View Drive</i> : Fix typographical error with the designation
Sweetwater	<i>San Miguel Road</i> : Fix typographical error with the designation

Table 2-4 - Overview of Community Plan Changes

Ramona Community Plan	
Policy LU 2.17	<i>Errors and Omissions</i> – Fix typographical error referencing the Ramona Village Plan instead of the Ramona Form Based Code

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

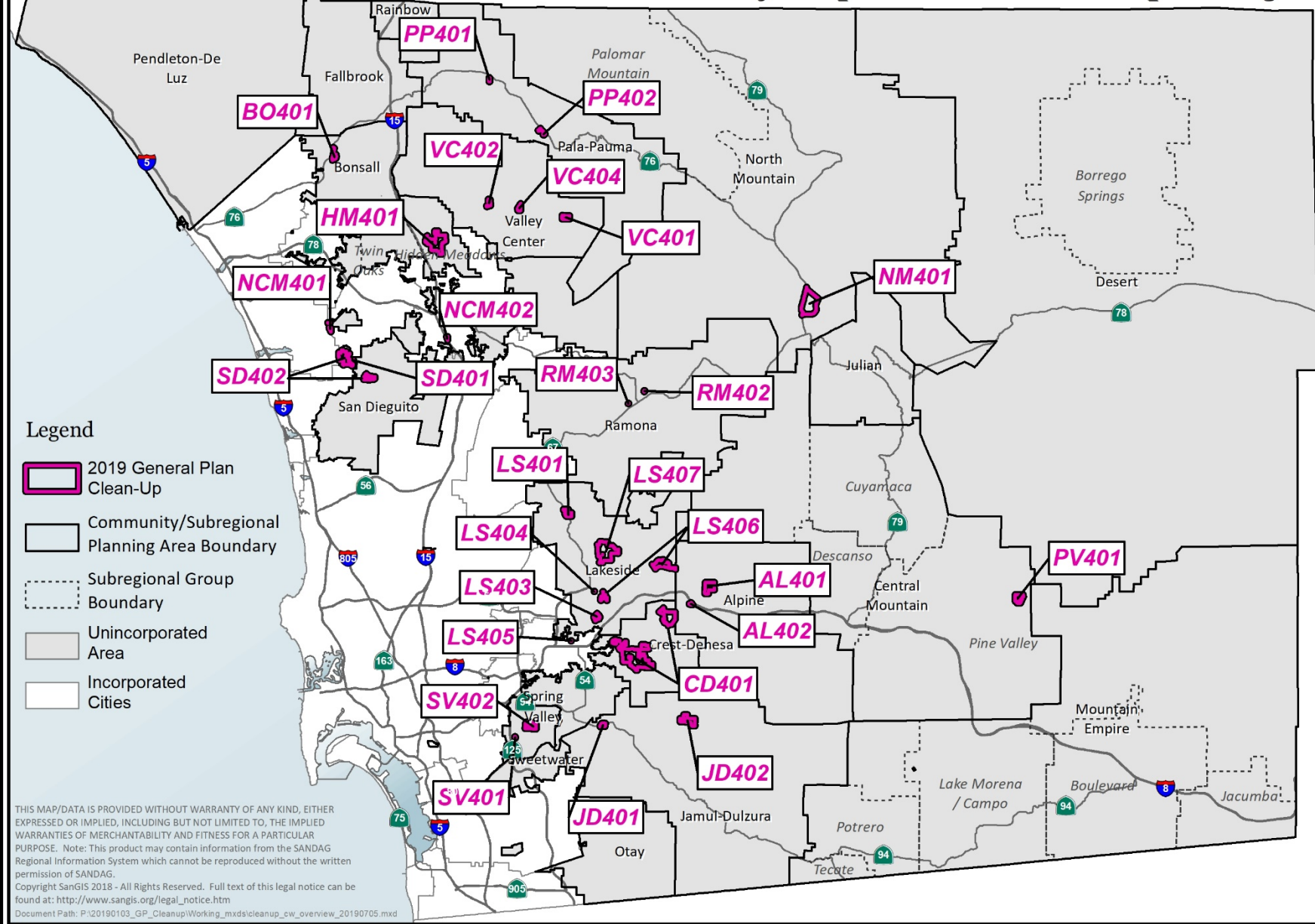
Section 3 Land Use Map and Zoning Changes

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

<https://www.sandiegocounty.gov/content/sdc/pds/advance/2019gpclean-up.html>

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2019 General Plan Clean-Up Overview of Proposed Land Use Map Changes



Legend

- 2019 General Plan Clean-Up
- Community/Subregional Planning Area Boundary
- Subregional Group Boundary
- Unincorporated Area
- Incorporated Cities

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 Document Path: P:\20190103_GP_Cleanup\Working_mxd\cleanup_ew_overview_20190705.mxd

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

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²			Category of Change
				Existing	Proposed	Existing	Proposed	Gain/(Loss)	
AL401	Alpine (D2)	4	254.63	SR-4	OS-C	40	0	(40)	Ownership Change
AL402	Alpine (D2)	3	11.97	SR-1	OS-C	10	0	(10)	Ownership Change
BO401	Bonsall (D5)	4	63.26	RL-40/OS-R/SR-2/PAL	OS-R	4	0	(4)	Ownership Change
CD401	Crest Dehesa (D2)	42	1759.55	SR-1/SR-2/SR-4	OS-C	98	0	(98)	Ownership Change
HM401	Hidden Meadows (D5)	14	669.13	SPA	OS-C	0	0	0	Ownership Change
JD401	Jamul-Dulzura (D2)	5	33.02	SR-1/PAL/RC	SR-1/PAL/RC	8	16	8	Mapping Error
JD402	Jamul-Dulzura (D2)	4	241.97	RL-40	OS-C	5	0	(5)	Ownership Change
LS401	Lakeside (D2)	2	87.72	RL-40	OS-C	2	0	(2)	Ownership Change
LS403	Lakeside (D2)	1	75.81	SR-4/VR-4.3	OS-C	16	0	(16)	Ownership Change
LS404	Lakeside (D2)	1	0.63	VR-7.3	No Change	4	4	0	Internal Inconsistency
LS405	Lakeside (D2)	2	0.42	VR-15	No Change	6	6	0	Mapping Error
LS406	Lakeside (D2)	8	338.17	SPA/VR-4.3/SR-4	OS-C	50	0	(50)	Ownership Change
LS407	Lakeside (D2)	531	792.37	SPA	No Change	0	0	0	Mapping Error
NCM401	North County Metro (D5)	32	18.25	VR-4.3	No Change	78	78	0	Mapping Error
NCM402	North County Metro (D3)	5	7.56	VR-15	No Change	113	113	0	Mapping Error
NM401	North Mountain (D2)	6	830.83	RL-80	OS-C	11	0	(11)	Ownership Change
PP401	Pala Pauma (D5)	1	9.74	RL-40	OS-R	1	0	(1)	Ownership Change
PP402	Pala Pauma (D5)	2	14.84	VR-4.3/SR-2	No Change	9	9	0	Mapping Error
PV401	Pine Valley (D2)	1	156.64	RL-80	PAL	1	0	(1)	Ownership Change
RM402	Ramona (D2)	1	2.02	VR-2.9	I-2	5	0	(5)	Mapping Error
RM403	Ramona (D2)	1	1.30	VR-20/RL-20	No Change	3	3	0	Mapping Error
SD401	San Dieguito (D5)	1	1.30	OS-C	P/SP	0	0	0	Mapping Error
SD402	San Dieguito (D5)	8	436.22	SPA	OS-C	0	0	0	Ownership Change
SV401	Spring Valley (D2)	1	1.33	VR-7.3/GC	No Change	7	7	0	Mapping Error
SV402	Spring Valley (D2)	93	141.76	SR-0.5	OS-C	131	0	(131)	Ownership Change
VC401	Valley Center (D5)	2	78.08	RL-40	OS-C	2	0	(2)	Ownership Change
VC402	Valley Center (D5)	1	42.83	SR-2	OS-C	17	0	(17)	Ownership Change
VC404	Valley Center (D5)	3	43.49	SR-4	OS-R	10	0	(10)	Ownership Change
Totals		779	6,114.84			631	236	(395)	

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

² Existing and proposed *potential* dwelling units are conservative estimates, based parcel size and slope data for slope dependent designations, and do not consider other planning and environmental constraints that could further reduce the actual unit yield. The numbers in each column represent the total estimated potential units under the existing and proposed designations. The proposed column does not represent a dwelling unit increase/decrease in comparison to the existing column, just the total estimated potential units under the proposed designation.

Land Use Designation Legend

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

Links to Zoning Information

Zoning Use Regulations
(including descriptions, allowed uses, and uses subject to
discretionary approval)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z2000.pdf>

Zoning Development Designators

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

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

Special Area Designators

(including agriculture preserve and flood plain)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z5000.pdf>

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

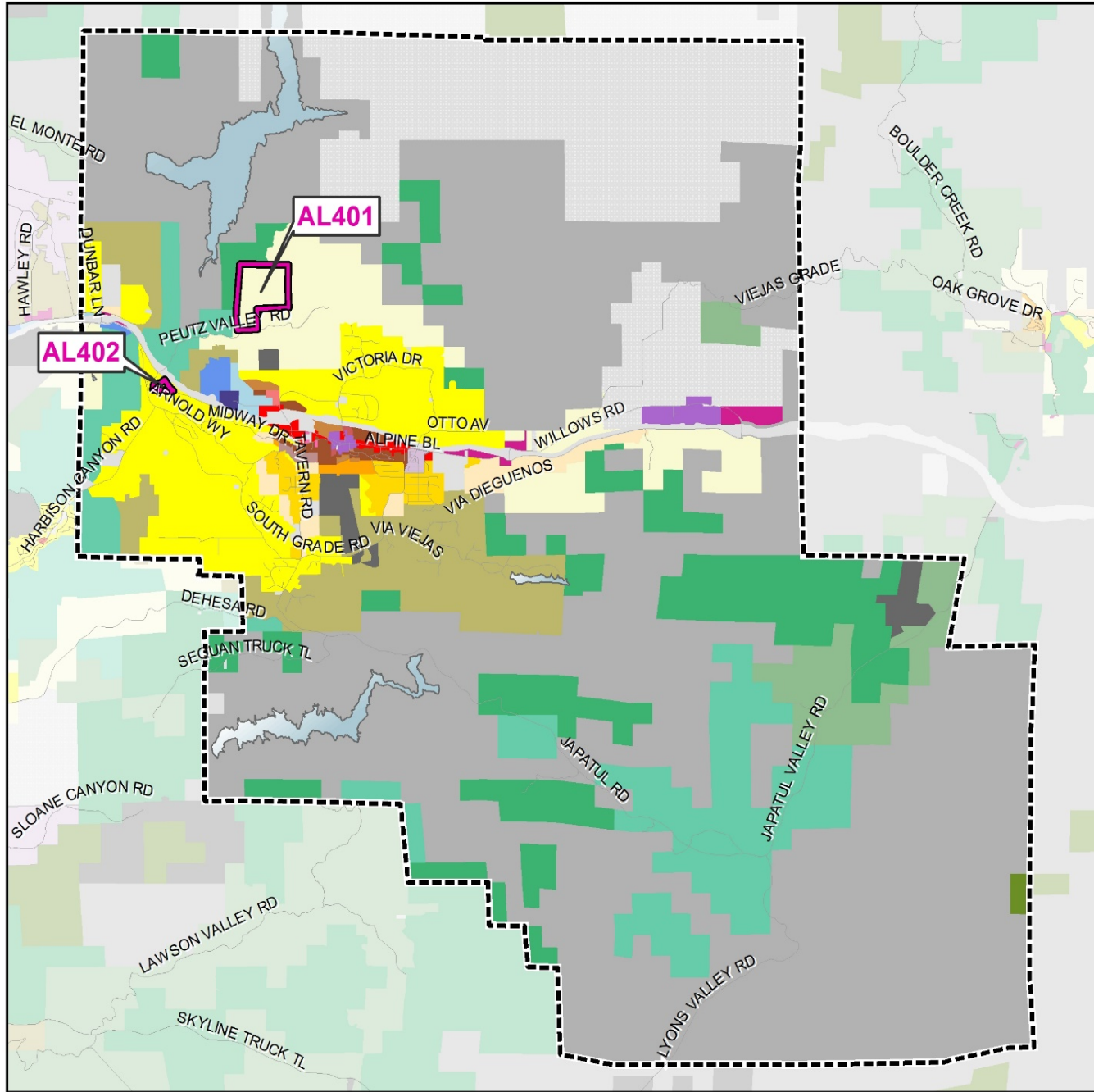
Alpine

Existing General Plan Designations

Legend

Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1,2.4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4.8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8.16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



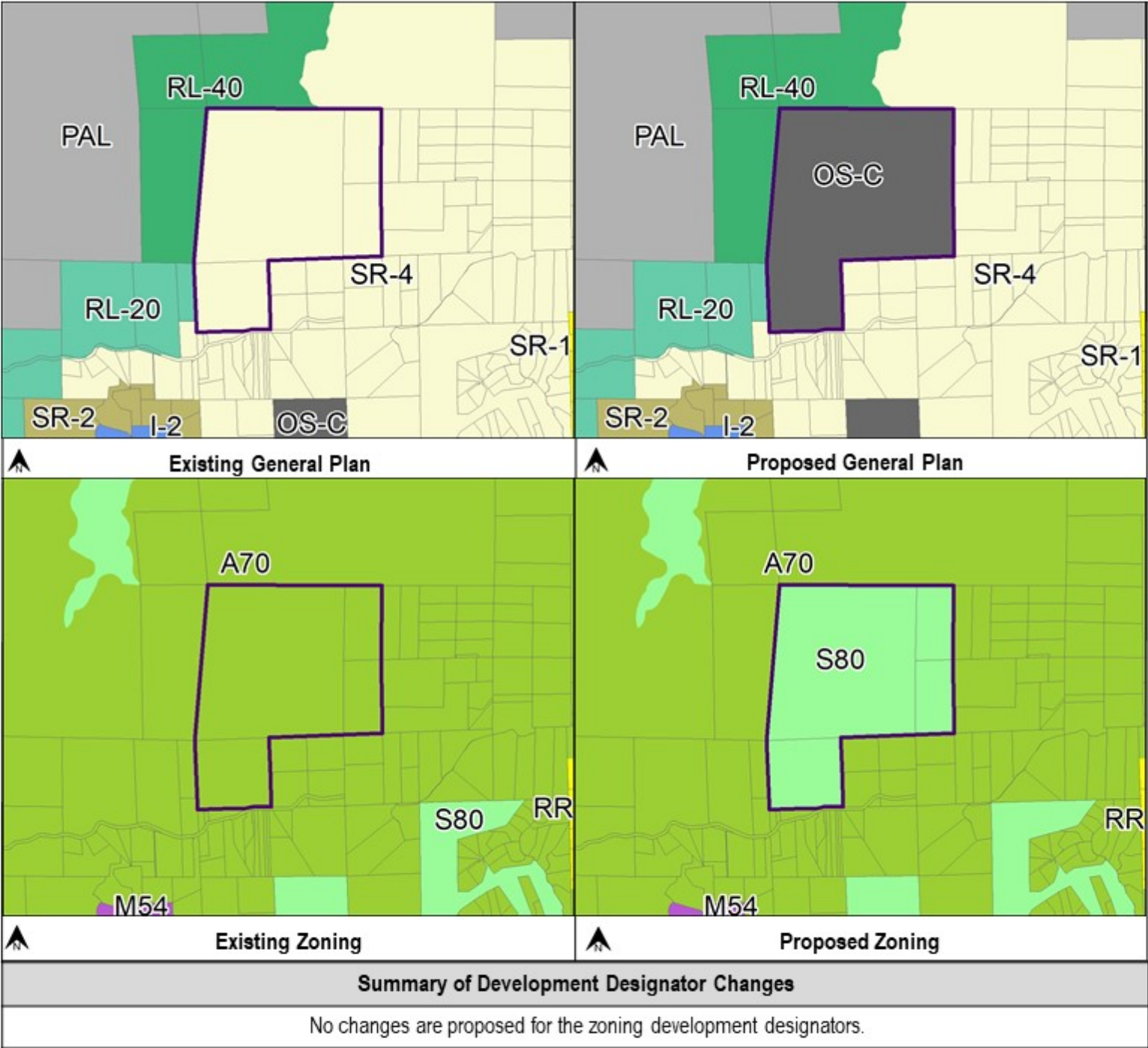
Map Prepared By:
LWEG GIS
Landscape & Watershed Engineering Group, Inc.

Regional Location Map

Source: County of San Diego, GIS/ISD, SANDAG
© 2019 LWEG GIS. All rights reserved. Map data by OpenStreetMap contributors, Imagery by Mapbox, Aerial Imagery by GeoEye.



AL401 (Alpine) – Land Use Map & Zoning Changes

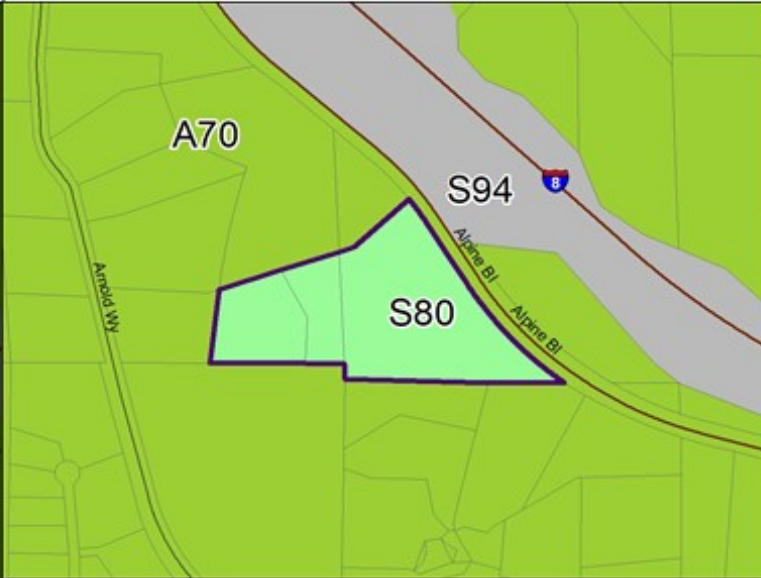


AL402 (Alpine) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



Existing Zoning

Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

Bonsall

Existing General Plan Designations

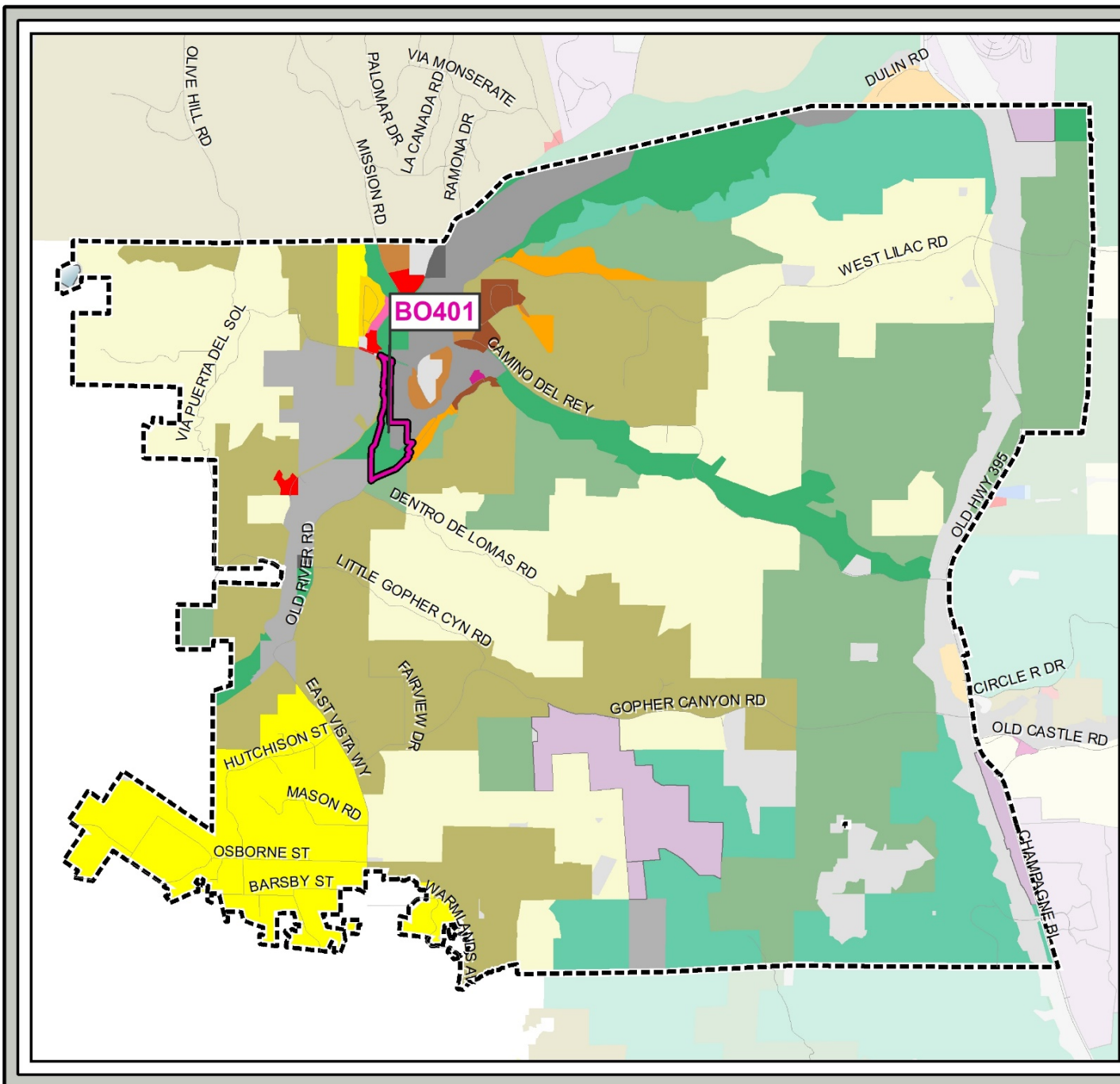
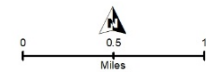
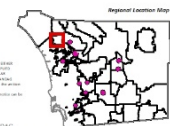
Legend

Land Use Designation

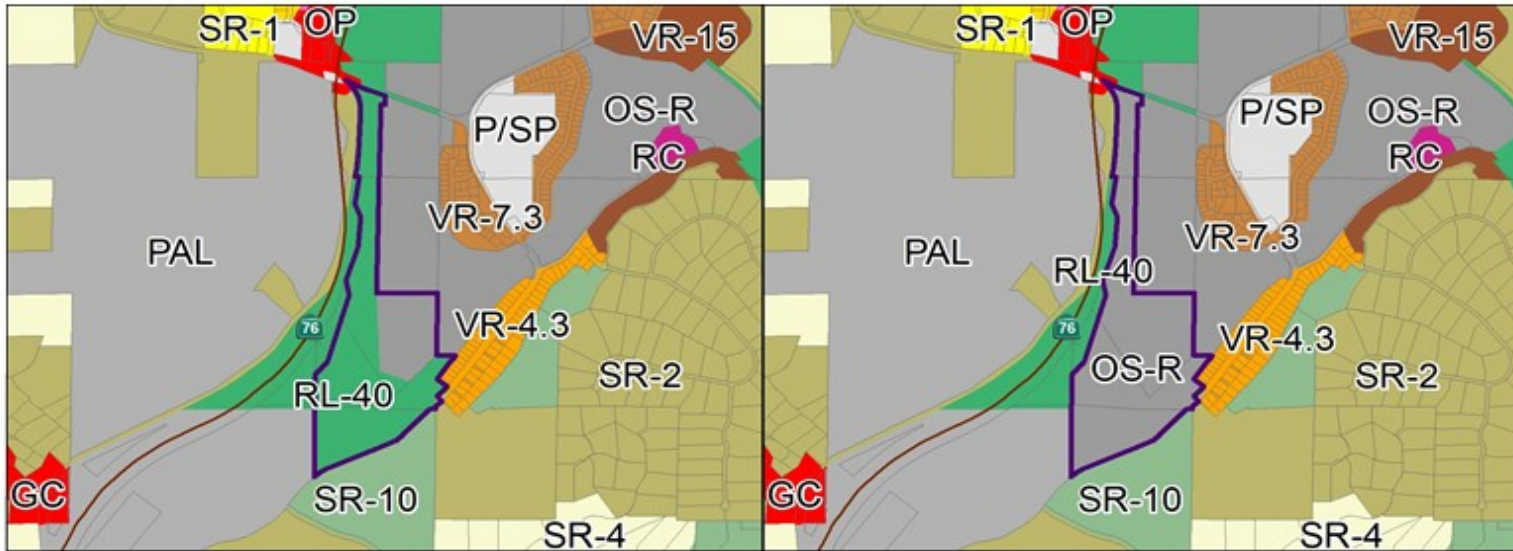
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- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac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

Map Prepared by:
LUFGIS
Landscape Urban Form & GIS

Source: County of San Diego, GIS/AG
01/18/2019 10:52 AM. City of Bonsall, 2019 General Plan Clean-Up. By: LUFGIS 2019 10:52 AM

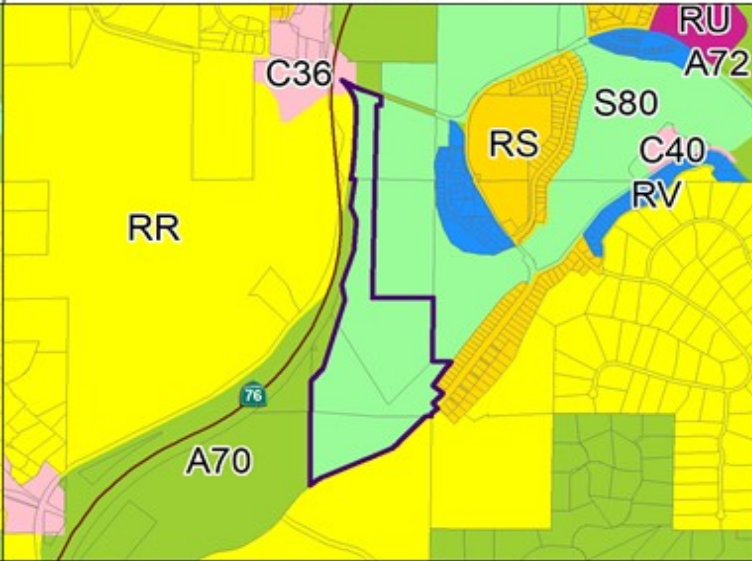
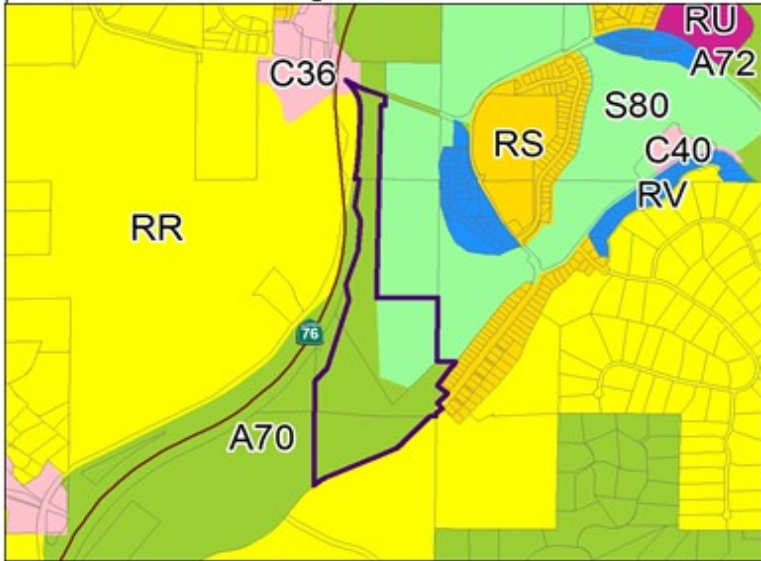


B0401 (Bonsall) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



Existing Zoning

Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

Crest - Dehesa

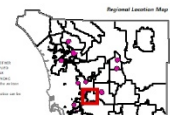
Existing General Plan Designations

Legend

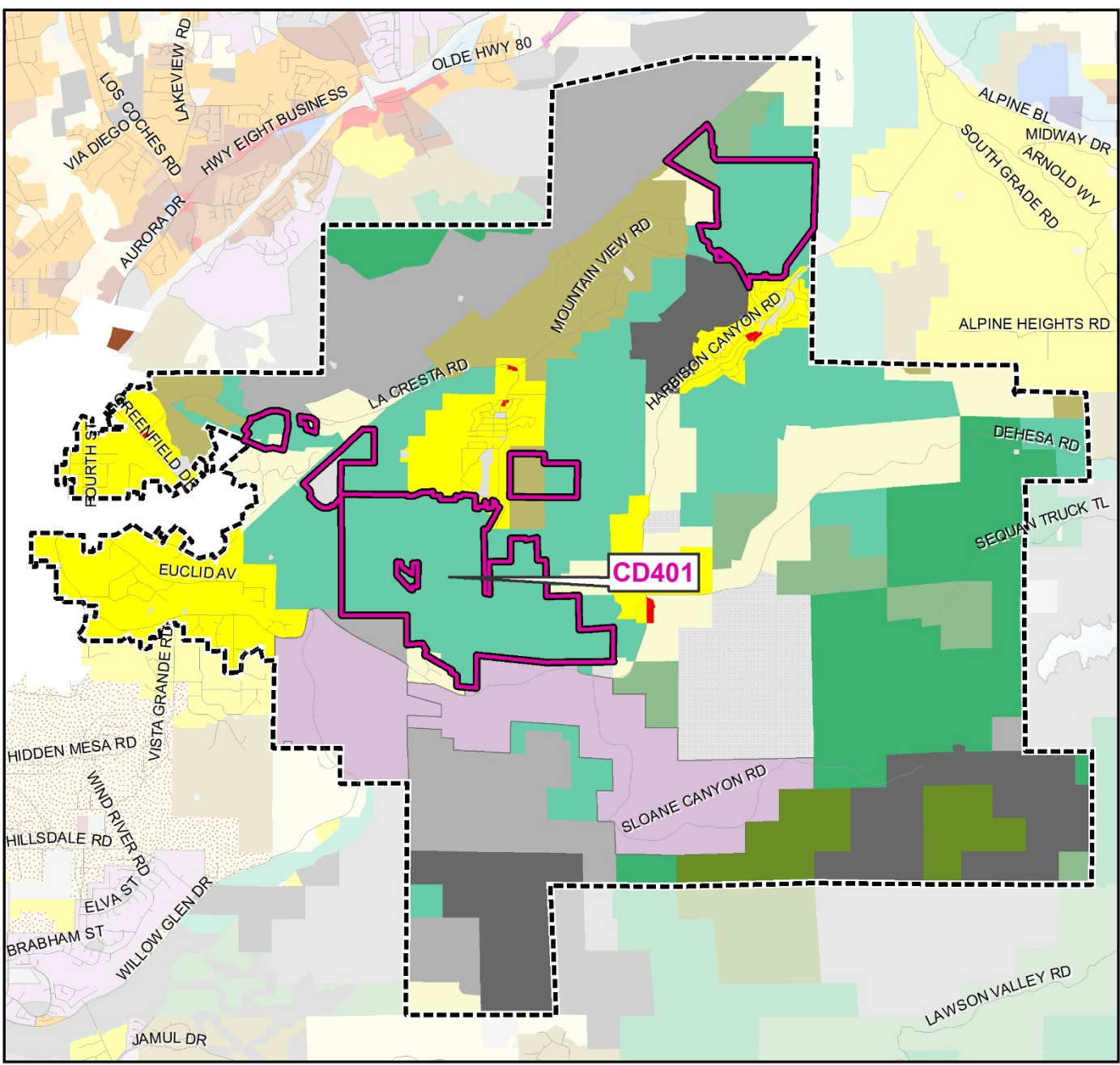
Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1,2,4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
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- High Impact Industrial
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- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

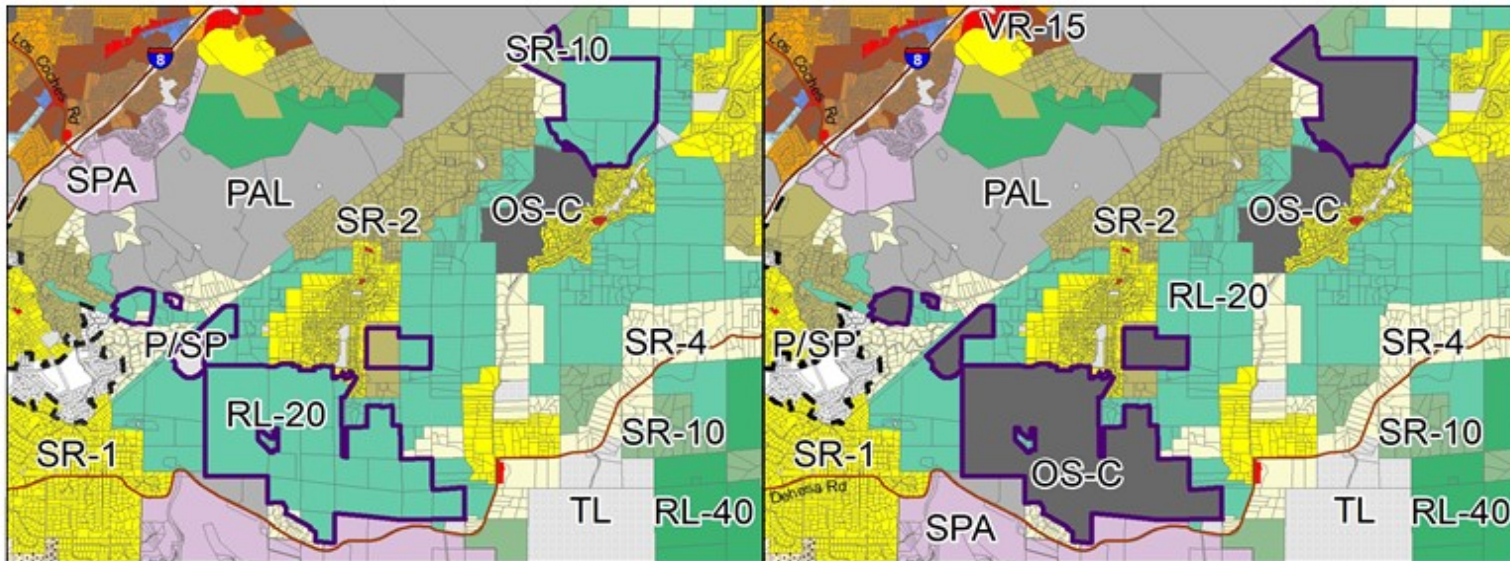
Map provided by
LUeGIS



Source: County of San Diego, GIS/DAG
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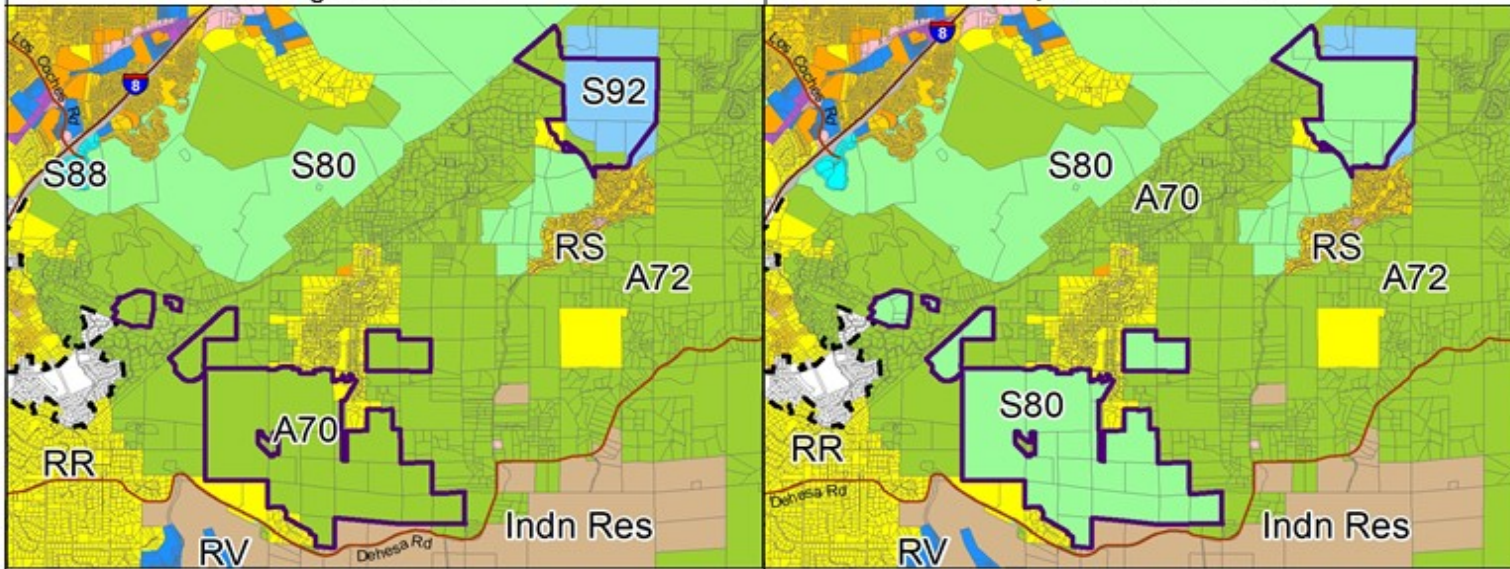


CD401 (Crest Dehesa) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



Existing Zoning

Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

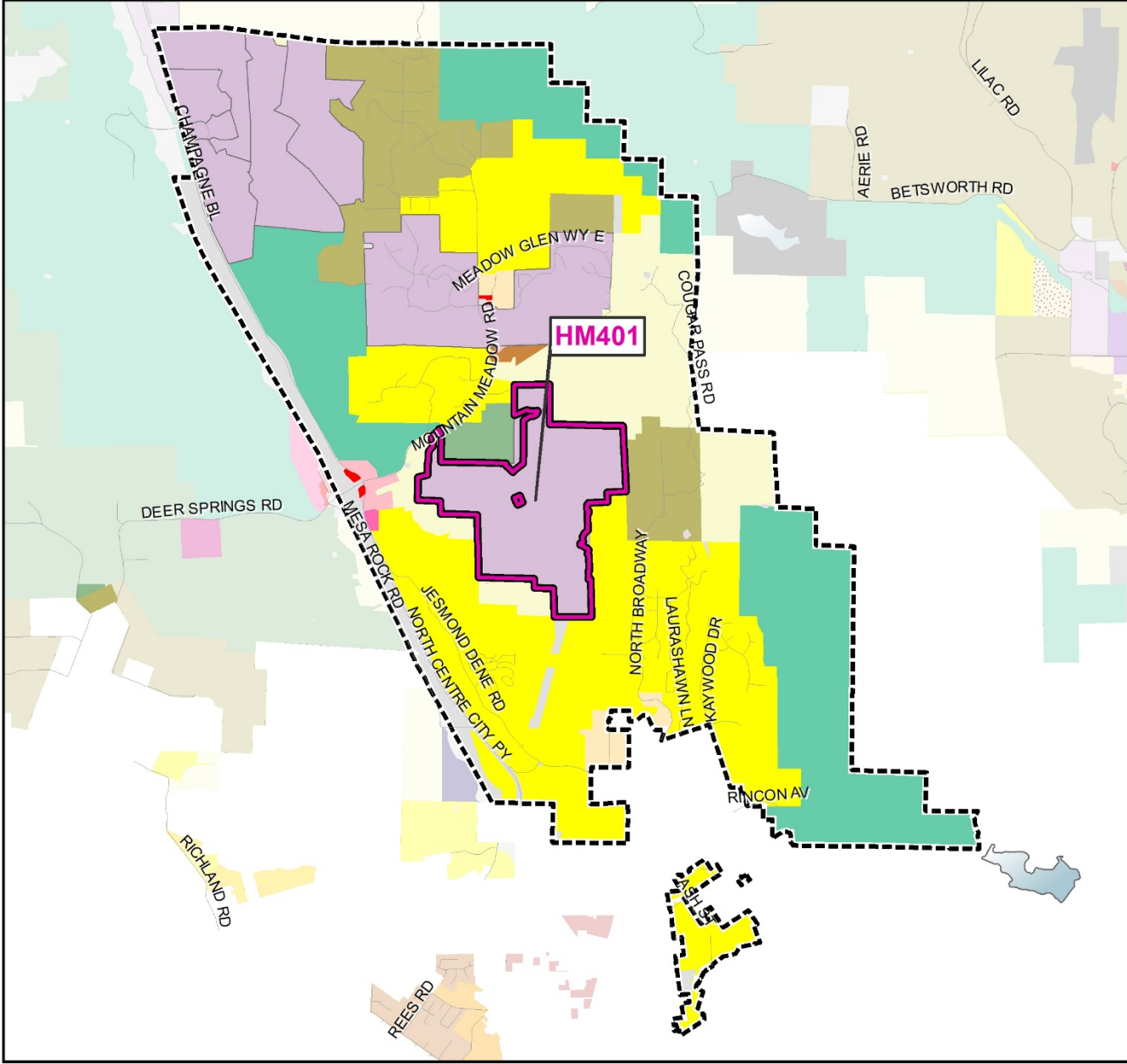
Hidden Meadows



Existing General Plan Designations

Legend

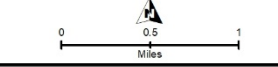
Land Use Designation

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- Village Residential (VR-7.3), 7.3 du/ac
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- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

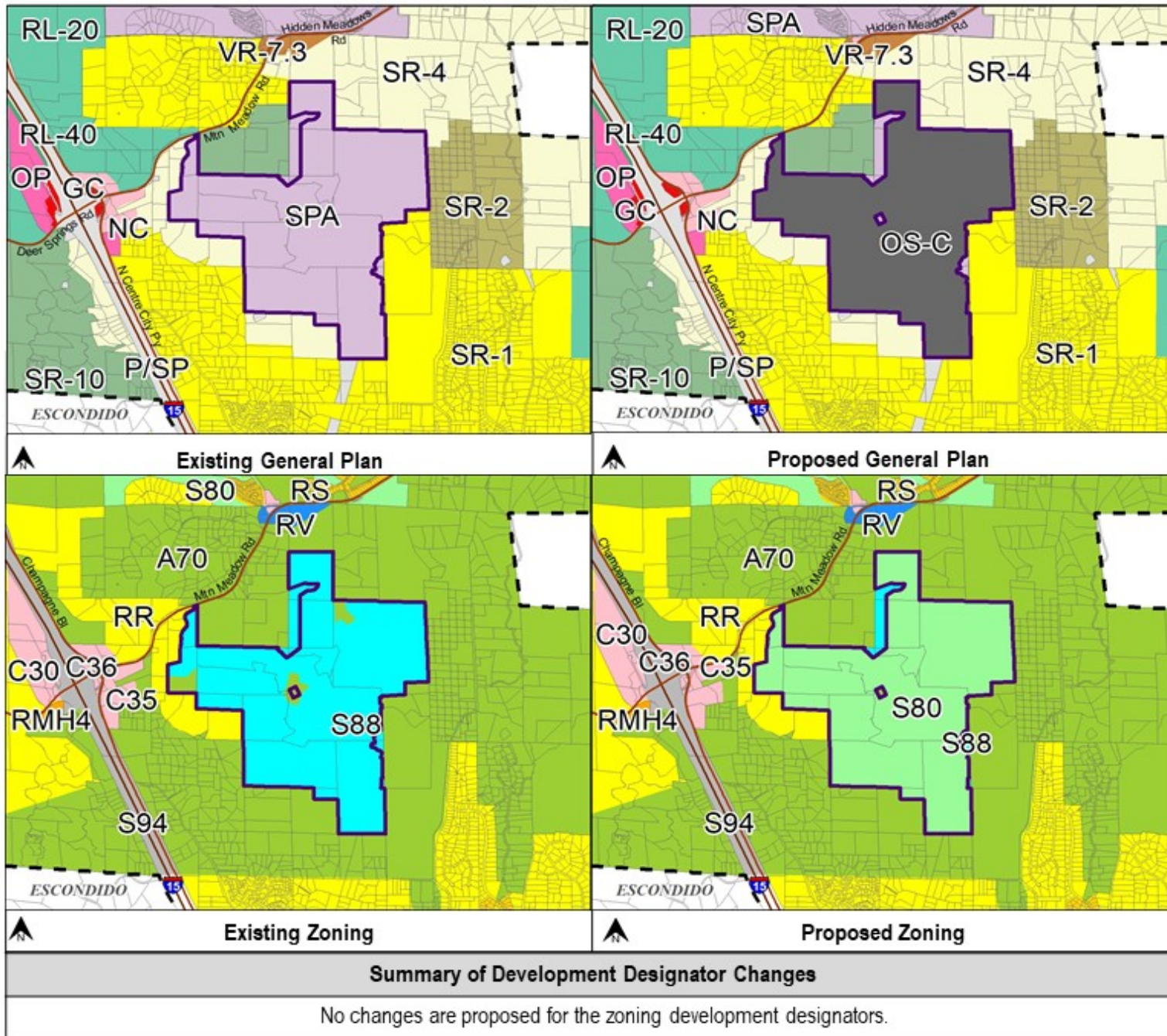


Source: County of San Diego, GIS/ISD, 2018/02
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HM401 (Hidden Meadows) – Land Use Map & Zoning Changes



COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

Jamul

Existing General Plan Designations

Legend

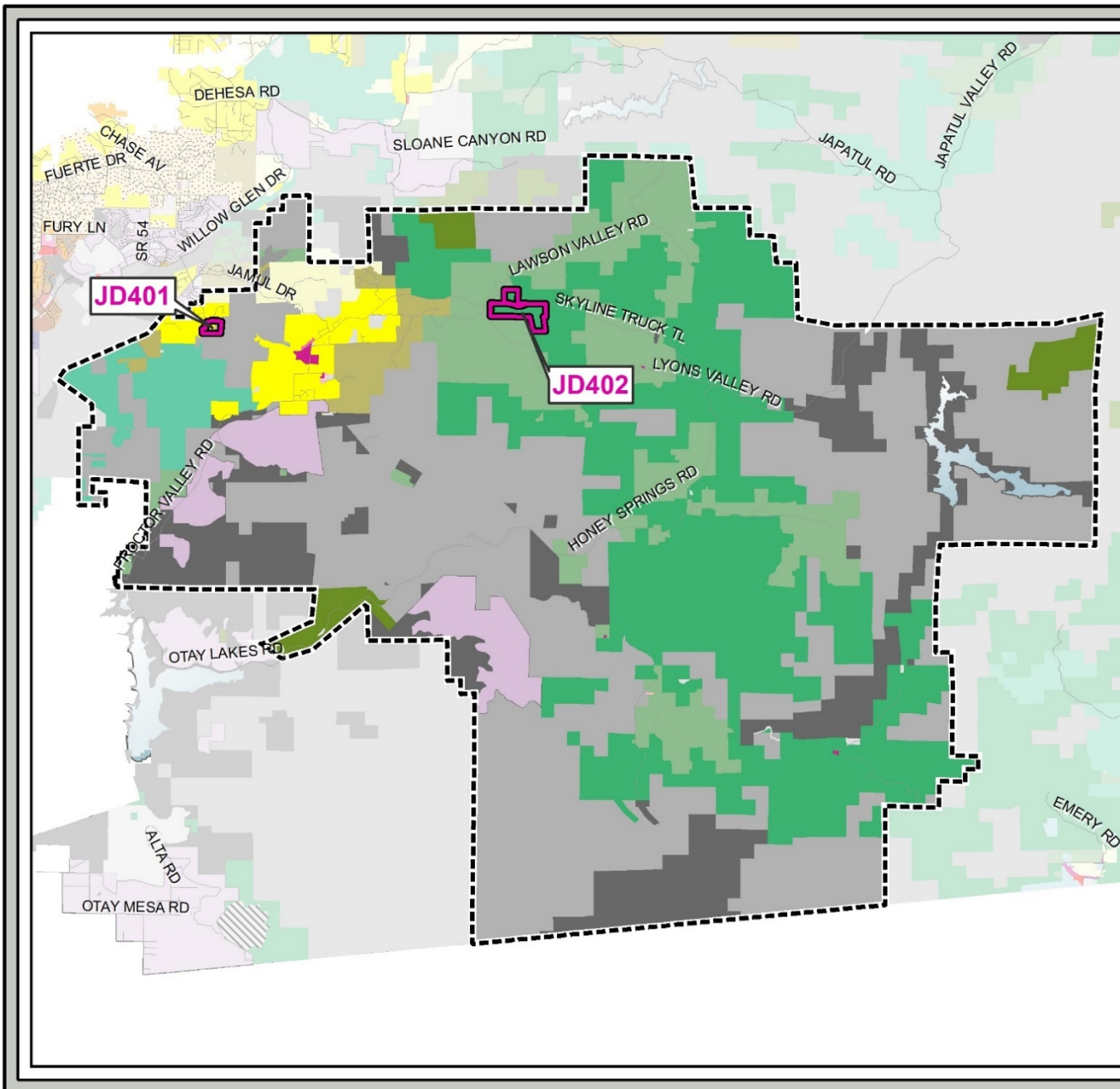
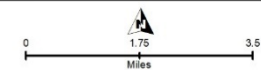
Land Use Designation

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- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
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- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
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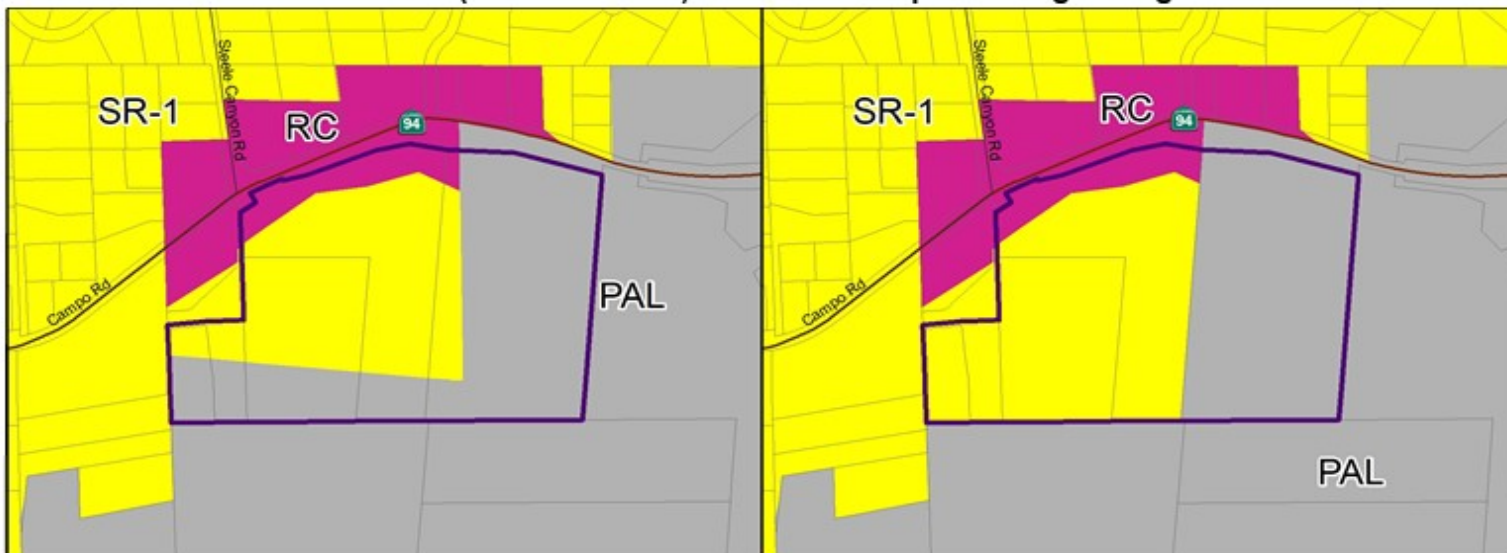
Map Prepared by:
LUEGGIS
LAND USE ENGINEERING & GIS



Source: County of San Diego, SanGIS, 10/2015
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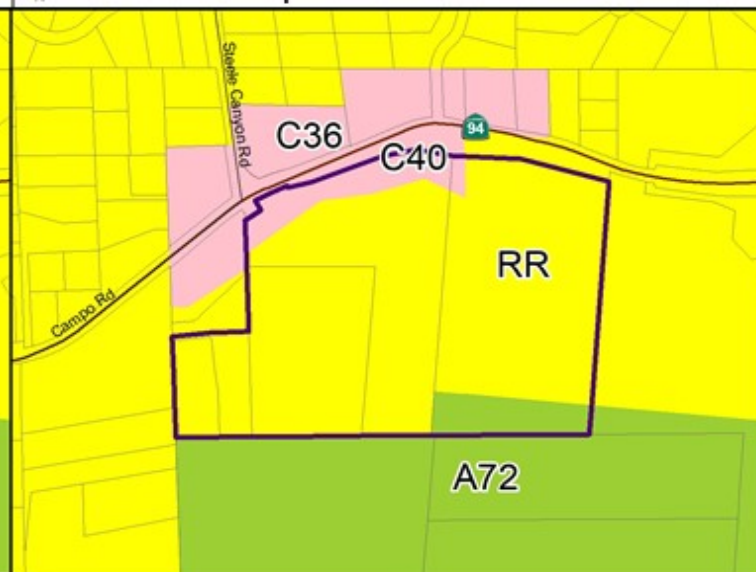
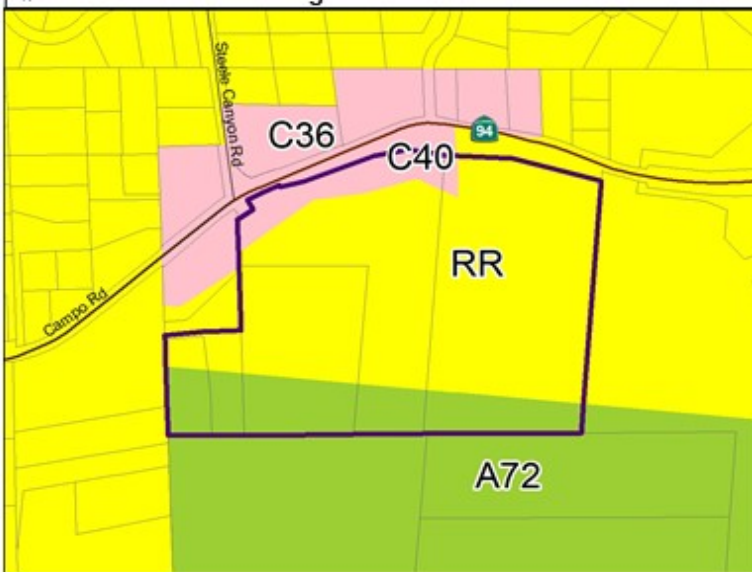


JD401 (Jamul-Dulzura) – Land Use Map & Zoning Changes



▲ Existing General Plan

▲ Proposed General Plan



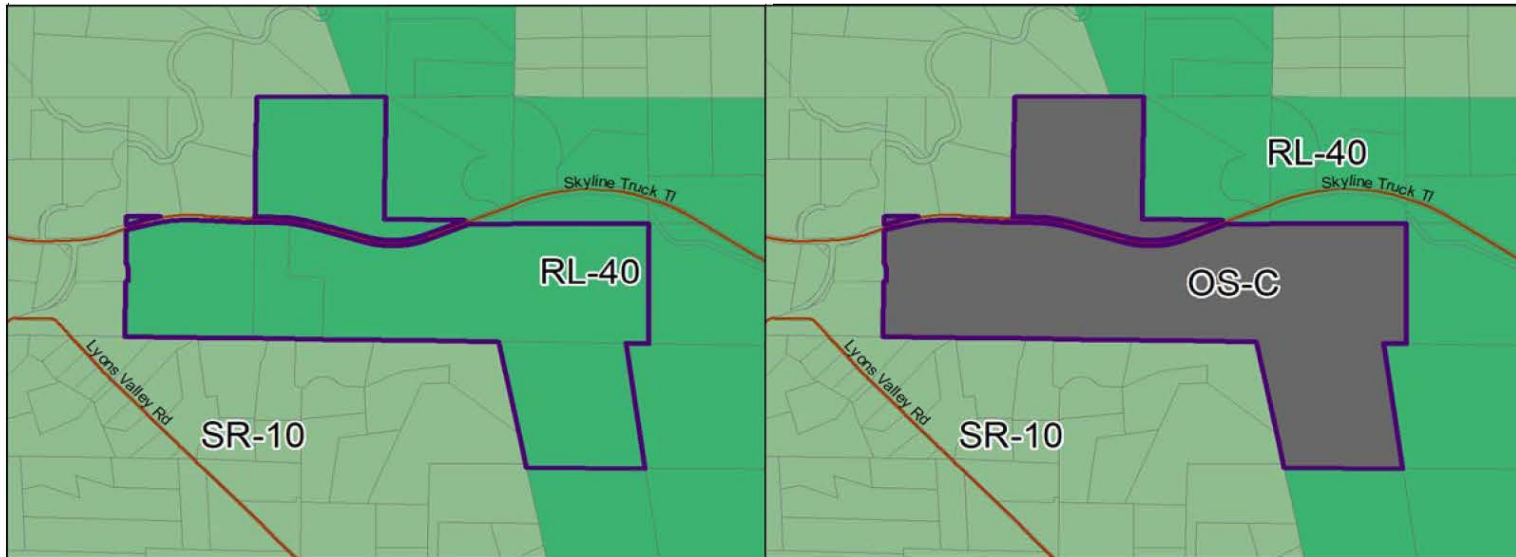
▲ Existing Zoning

▲ Proposed Zoning

Summary of Development Designator Changes

	Lot Size	Setback	Regional Category
Current	4AC	C	No Jurisdiction
Proposed	1AC	B	Semi-Rural

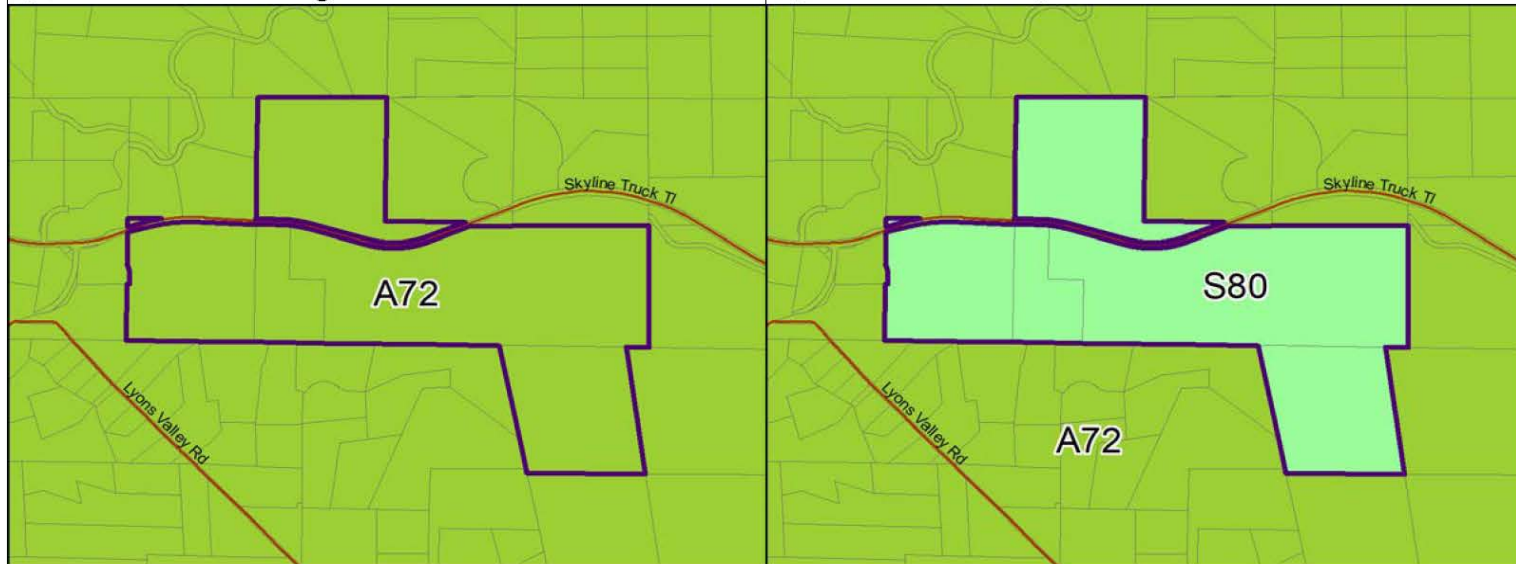
JD402 (Jamul-Dulzura) – Land Use Map & Zoning Changes



Existing General Plan



Proposed General Plan



Existing Zoning

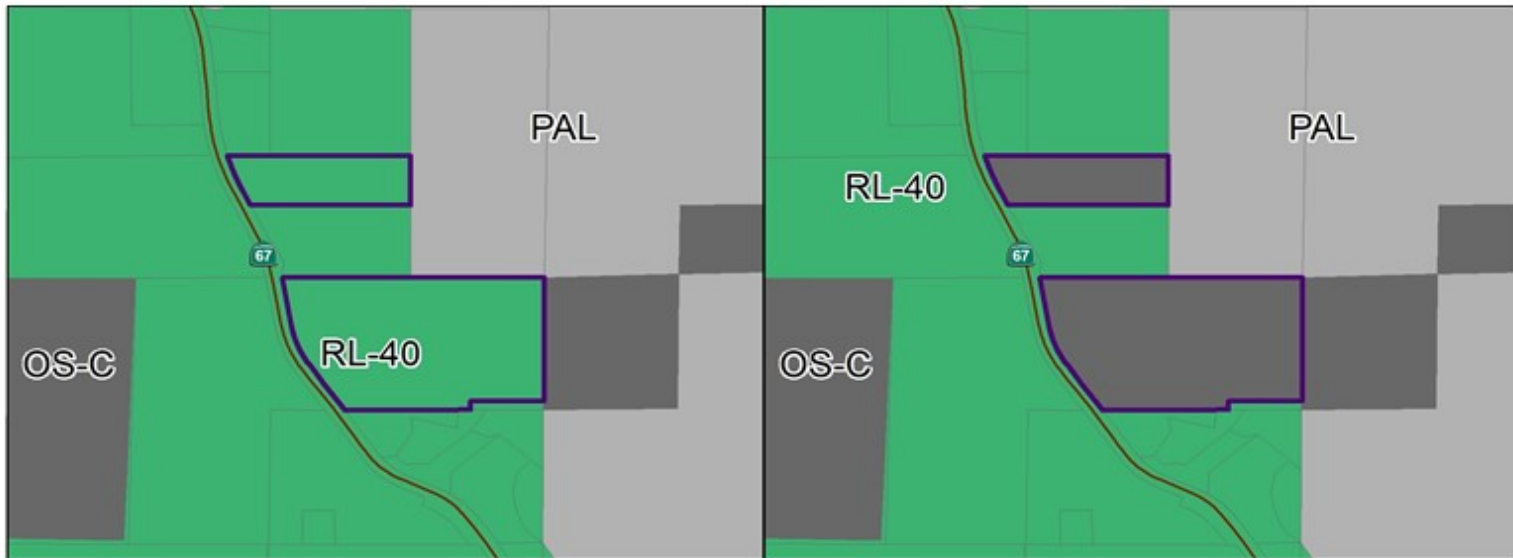


Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

LS401 (Lakeside) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



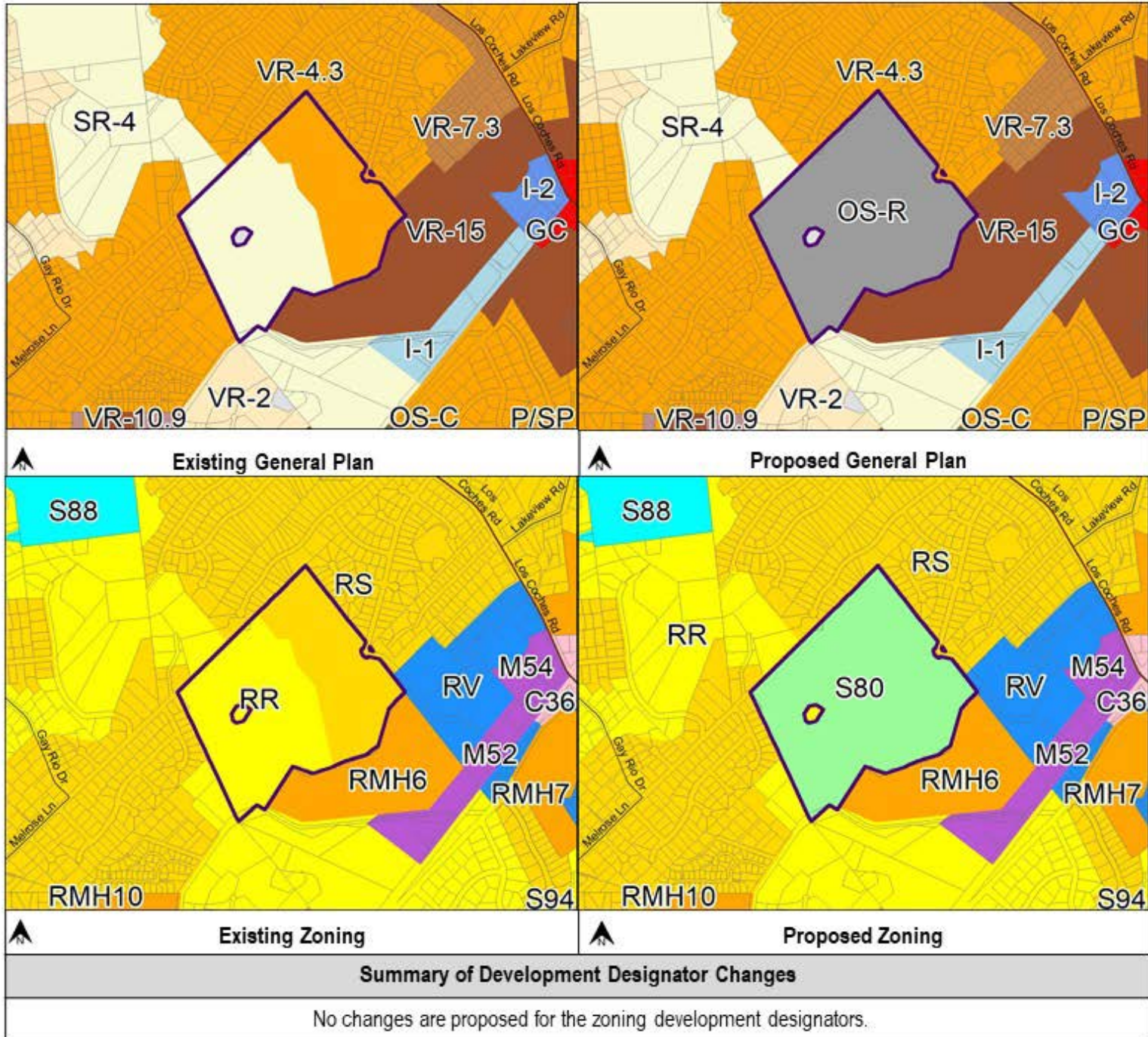
Existing Zoning

Proposed Zoning

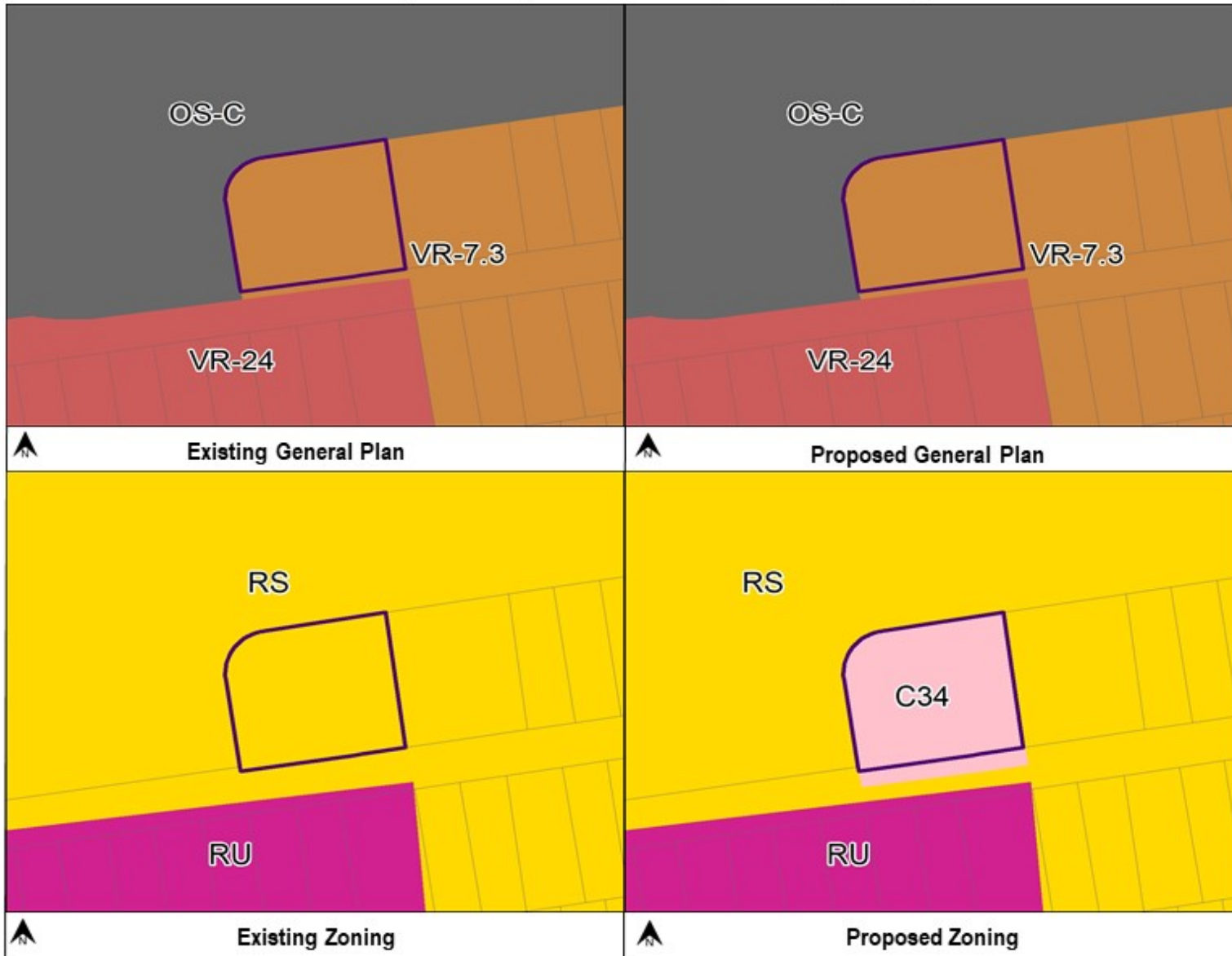
Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

LS403 (Lakeside) – Land Use Map & Zoning Changes



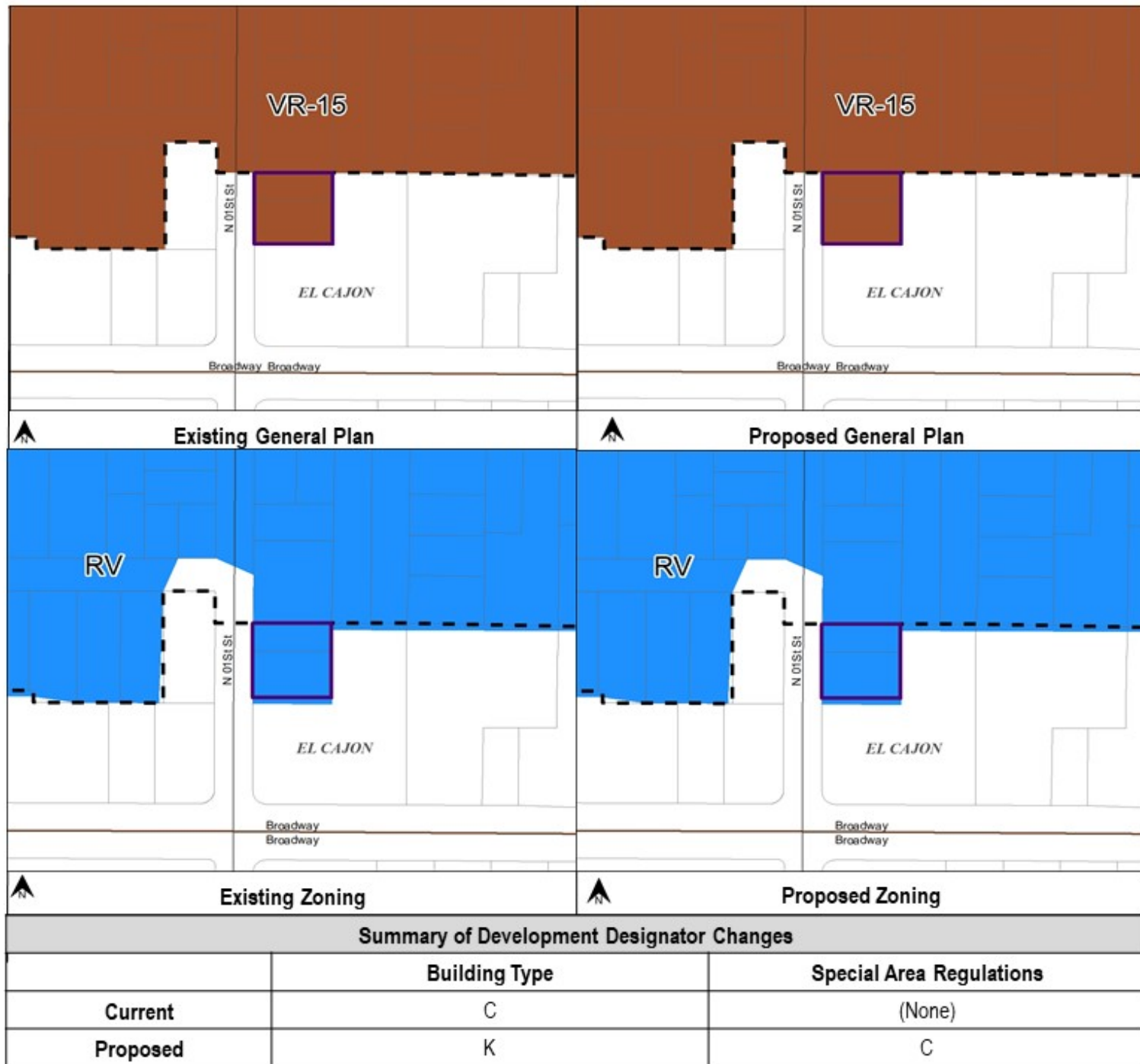
LS404 (Lakeside) – Land Use Map & Zoning Changes



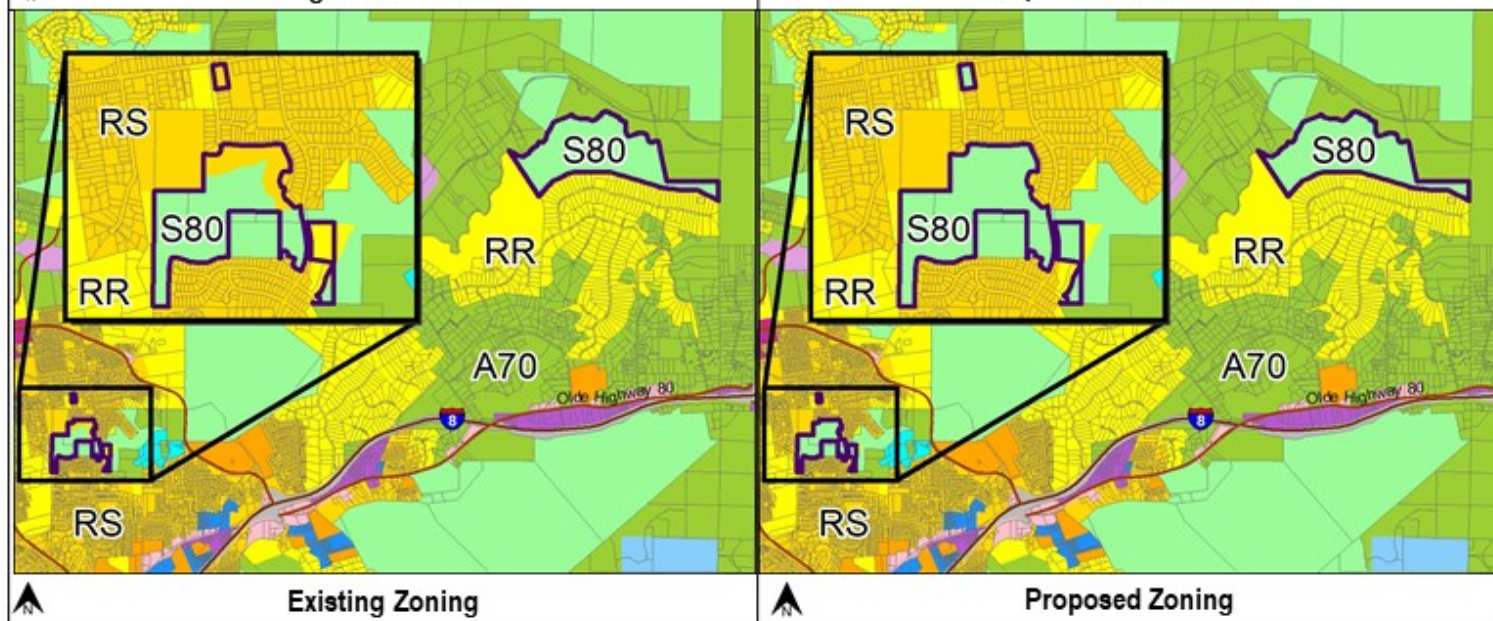
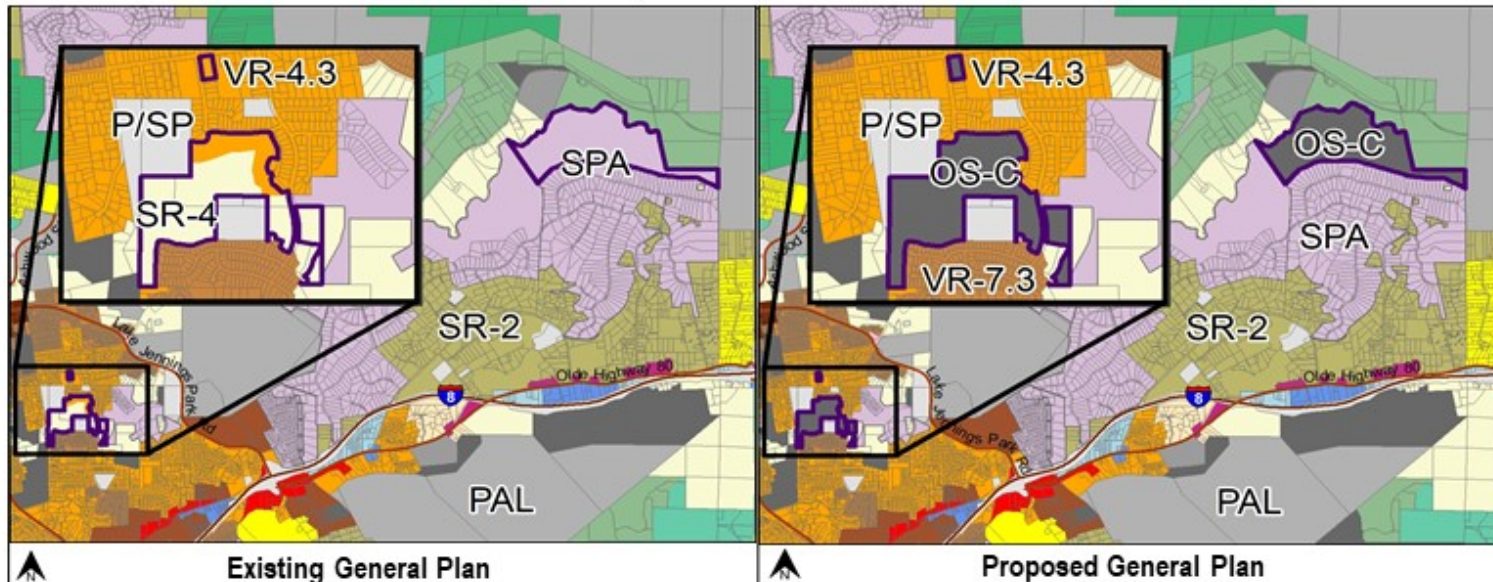
Summary of Development Designator Changes

	Density	Building Type	Height	Setback	Open Space	Special Area Regulations
Current	(None)	C	G	J	(None)	(None)
Proposed	29	T	H	O	B	B, C, P

LS405 (Lakeside) – Land Use Map & Zoning Changes

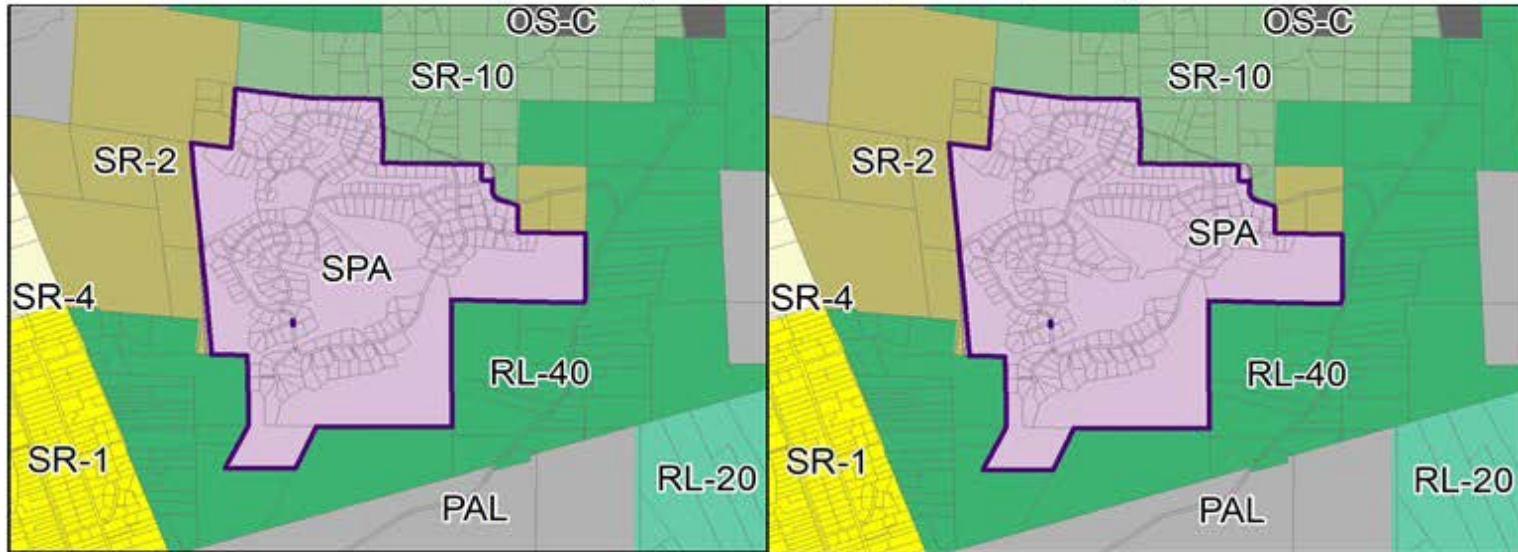


LS406 (Lakeside) – Land Use Map & Zoning Changes



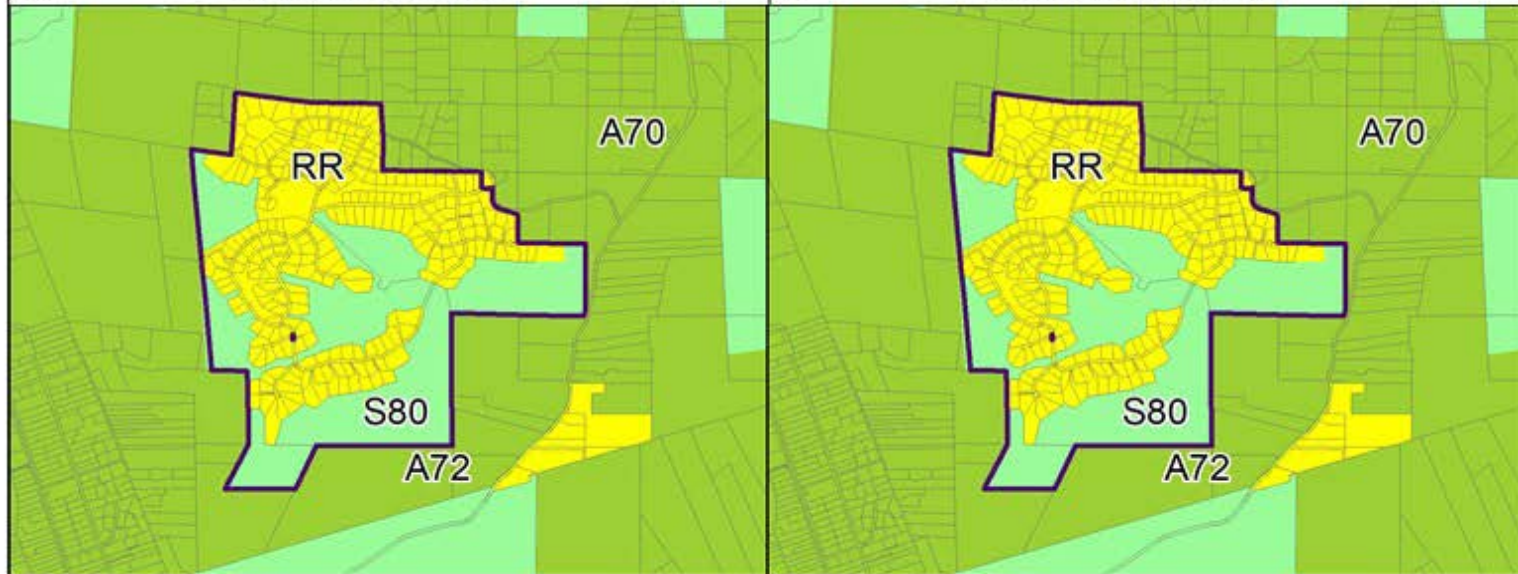
Summary of Development Designator Changes	
	Density
Current	0.125
Proposed	(Remove)

LS407 (Lakeside) – Land Use Map & Zoning Changes



▲ Existing General Plan

▲ Proposed General Plan



▲ Existing Zoning

▲ Proposed Zoning

Summary of Development Designator Changes

	Regional Category
Current	No Jurisdiction
Proposed	Semi-Rural

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

North County Metro

Existing General Plan Designations

Legend


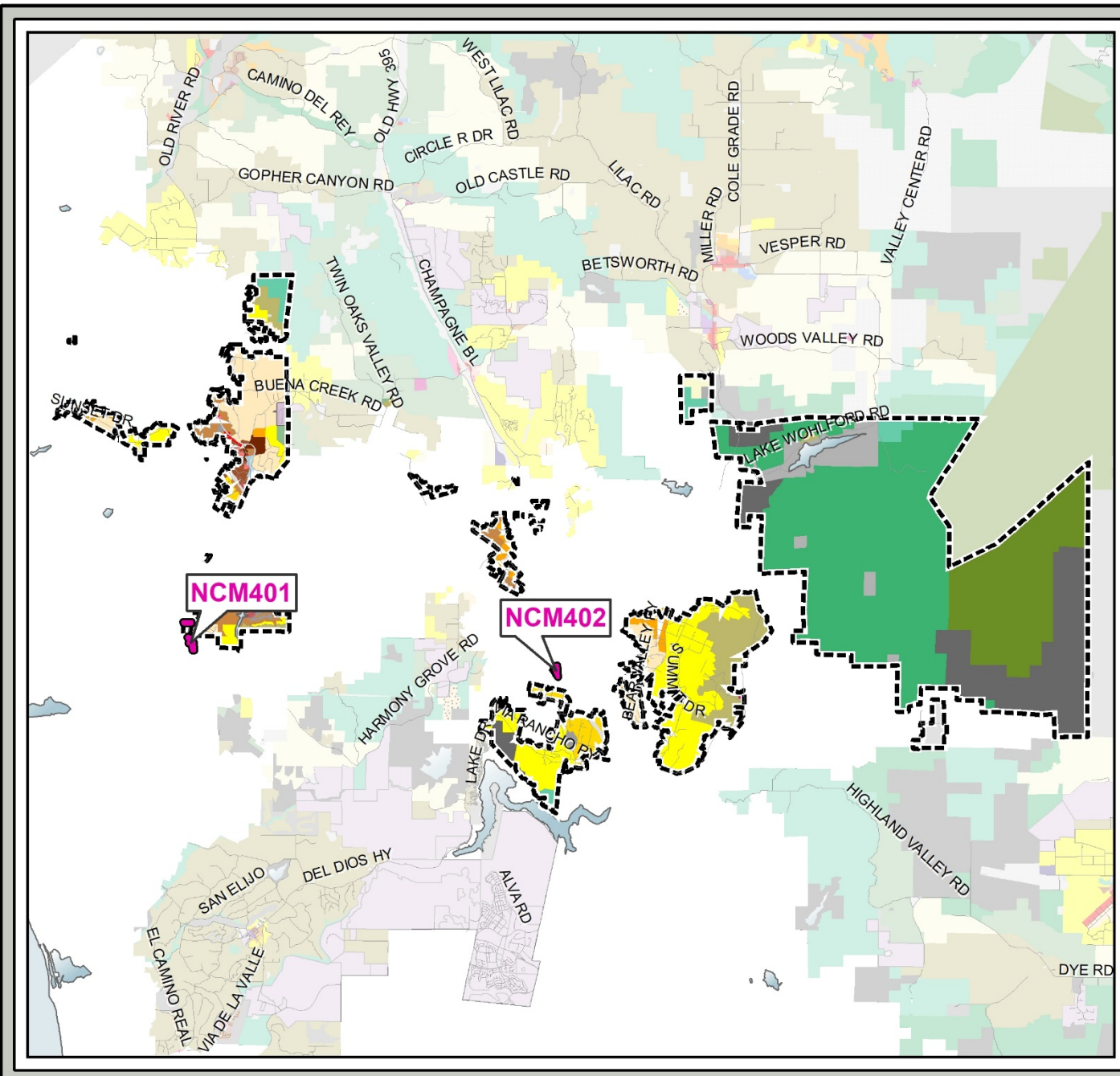
Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
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- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

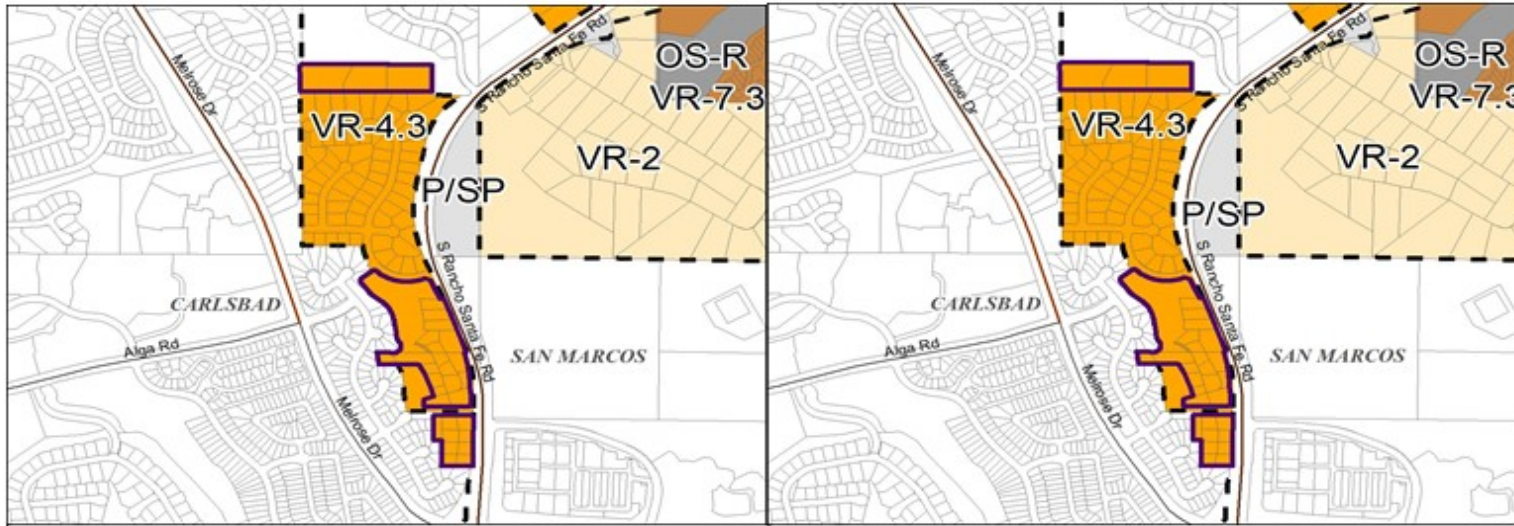
Map Prepared By:
LUEGGIS
LUEGGIS CONSULTANTS

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Source: County of San Diego, SANDAG, SANDAG
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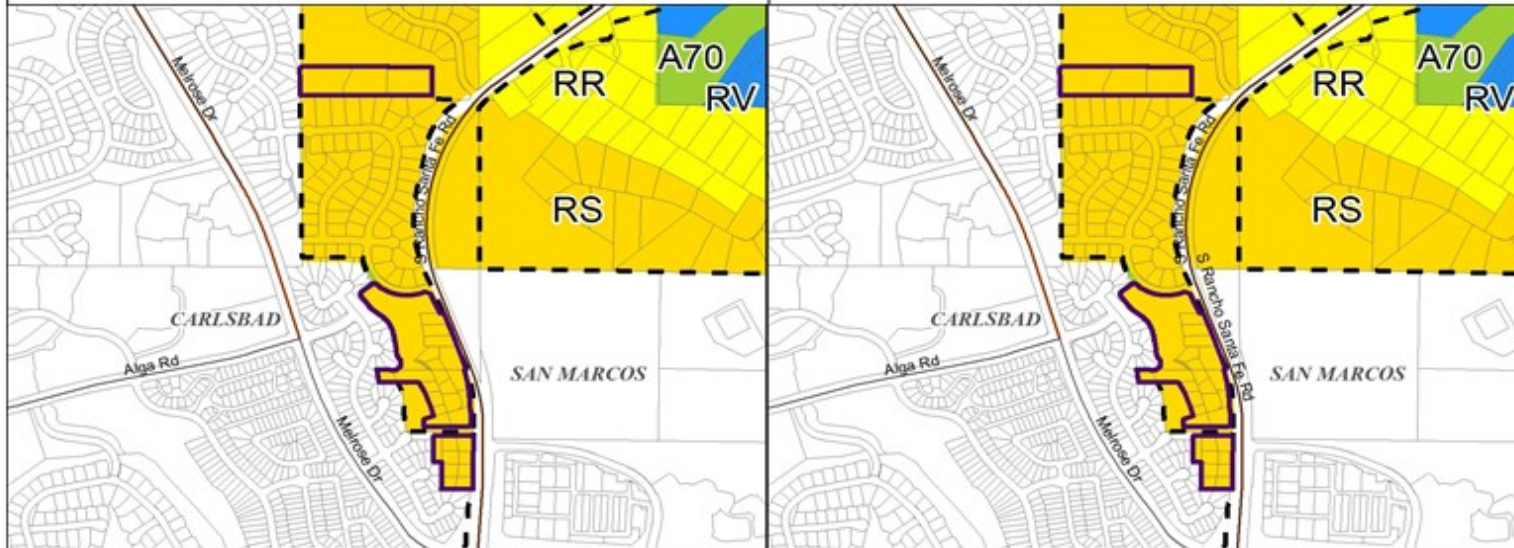



NCM401 (North County Metro) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



Existing Zoning

Proposed Zoning

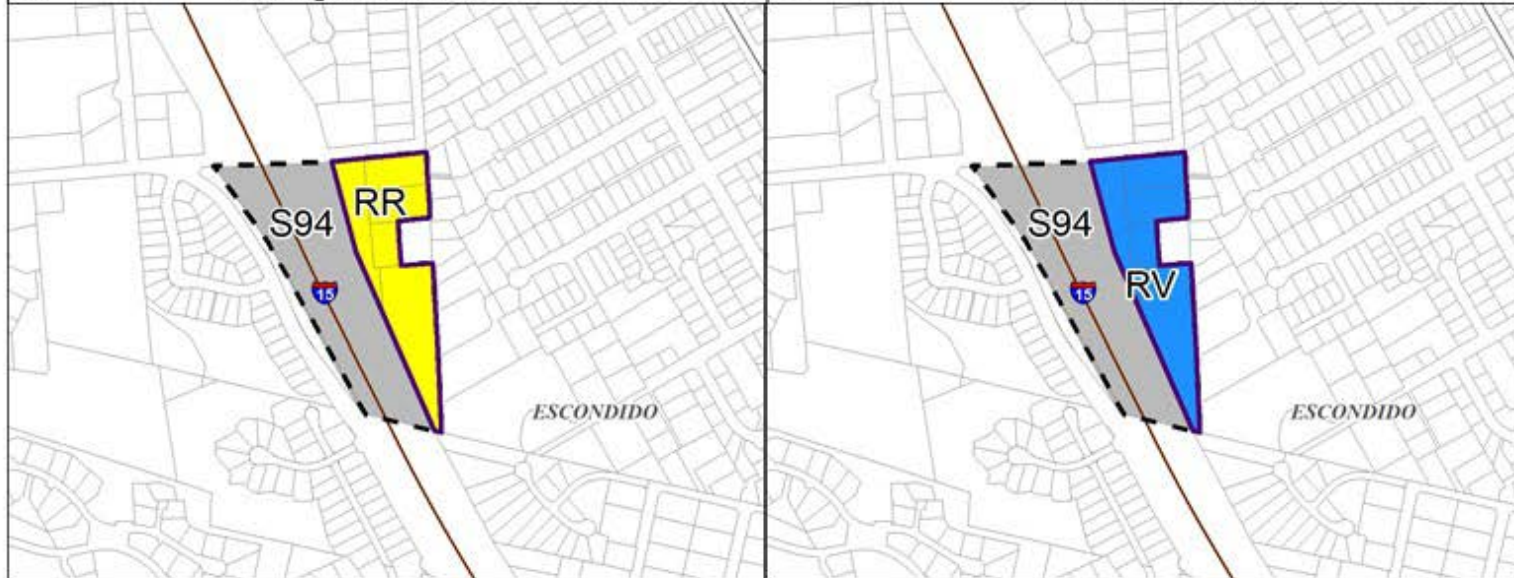
Summary of Development Designator Changes

	Lot Size
Current	15,000
Proposed	10,000

NCM402 (North County Metro) – Land Use Map & Zoning Changes



▲ Existing General Plan
▲ Proposed General Plan



▲ Existing Zoning
▲ Proposed Zoning

Summary of Development Designator Changes

	Lot Size	Building Type	Setback
Current	1AC	C	B
Proposed	6,000	K	K

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

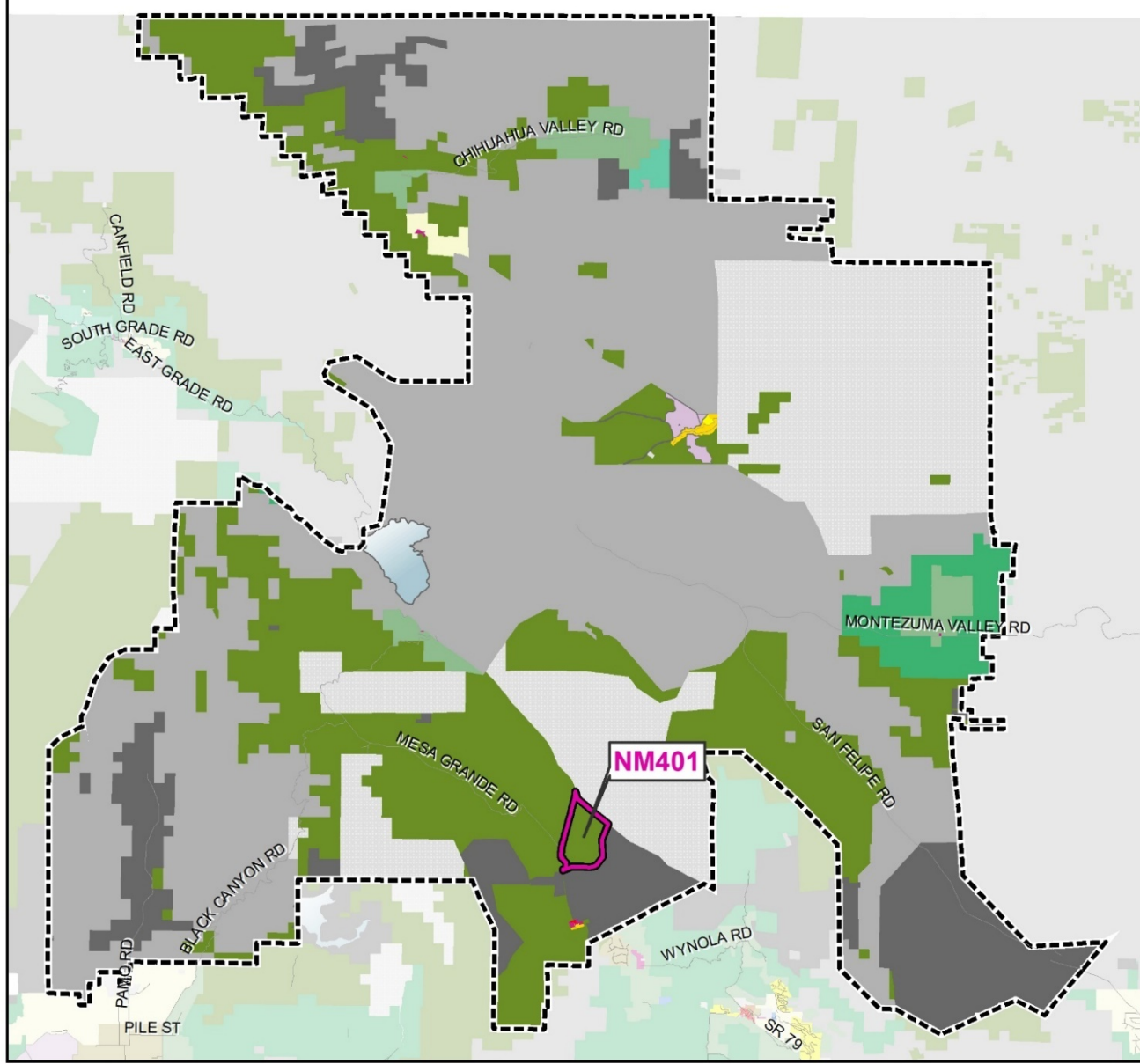
North Mountain

Existing General Plan Designations

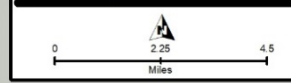
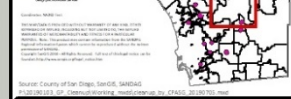
Legend

Land Use Designation

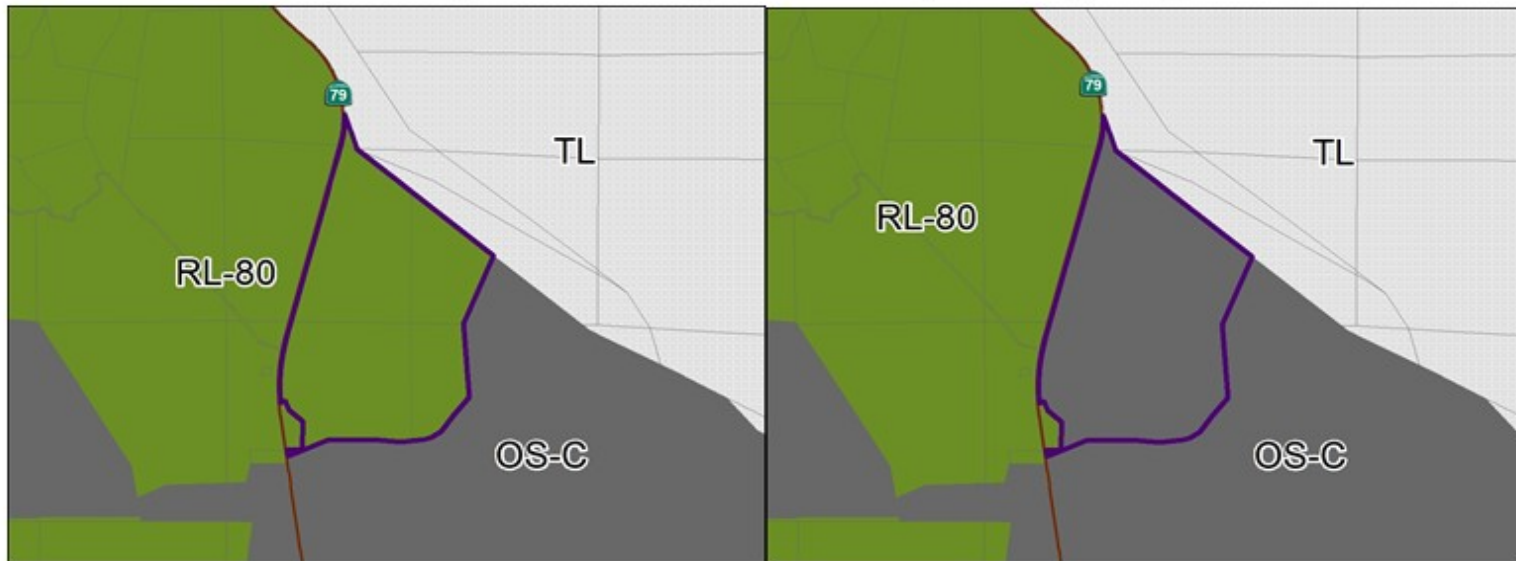
- Village Residential (VR-30), 30 du/ac
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- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
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Map Prepared by
LUIGI GIS



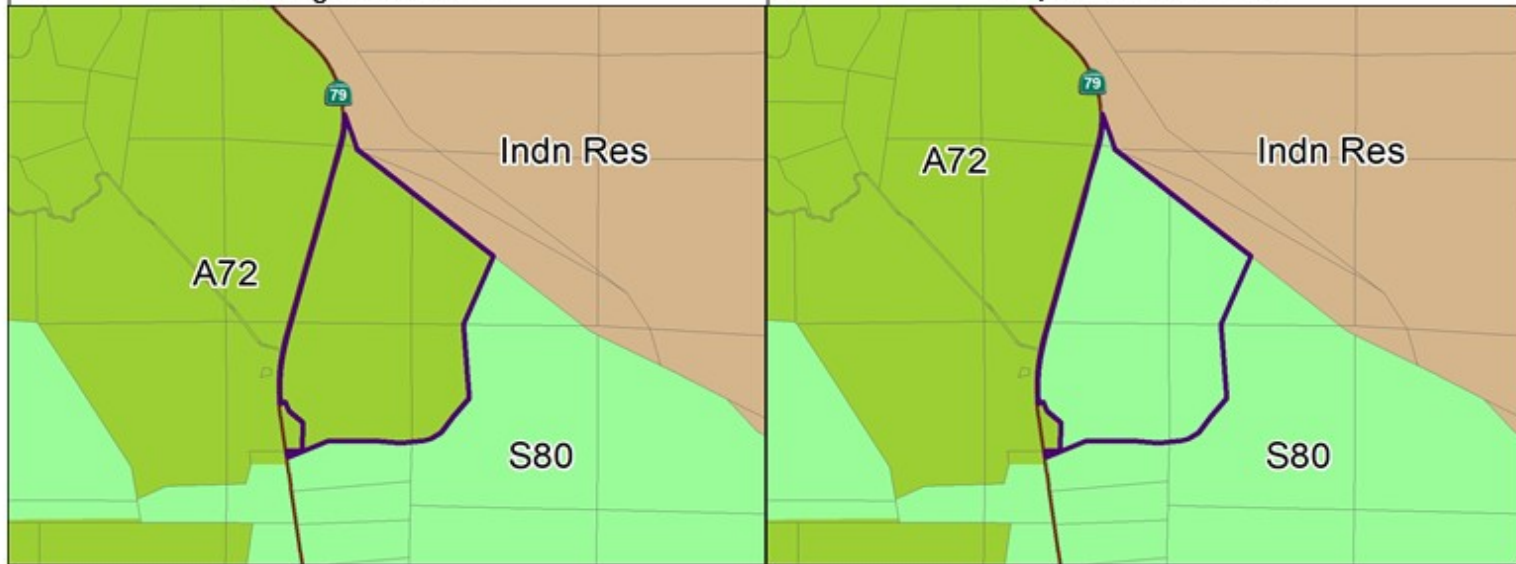
NM401 (North Mountain) – Land Use Map & Zoning Changes



Existing General Plan



Proposed General Plan



Existing Zoning



Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

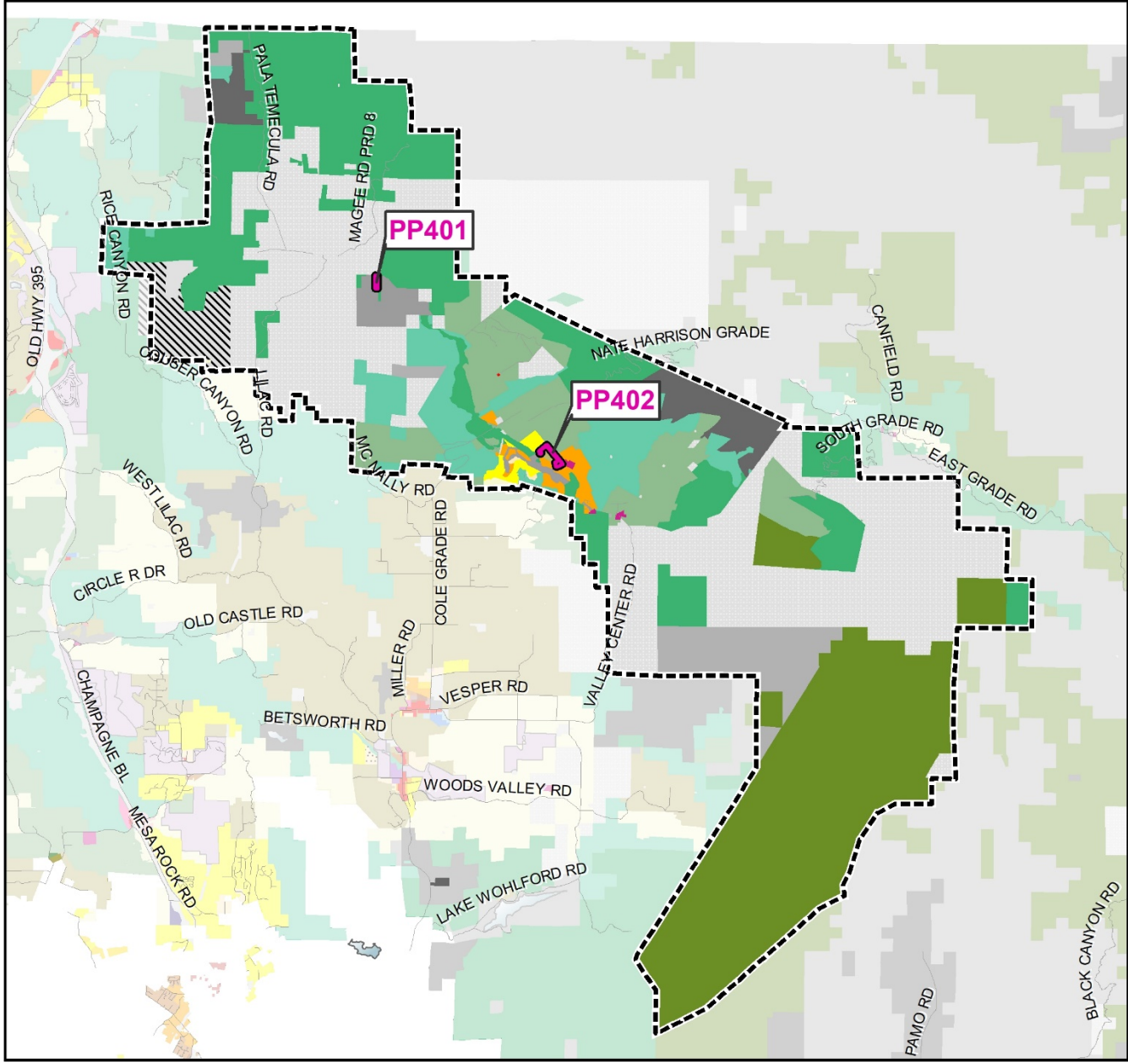
Pala - Pauma

Existing General Plan Designations

Legend

Land Use Designation

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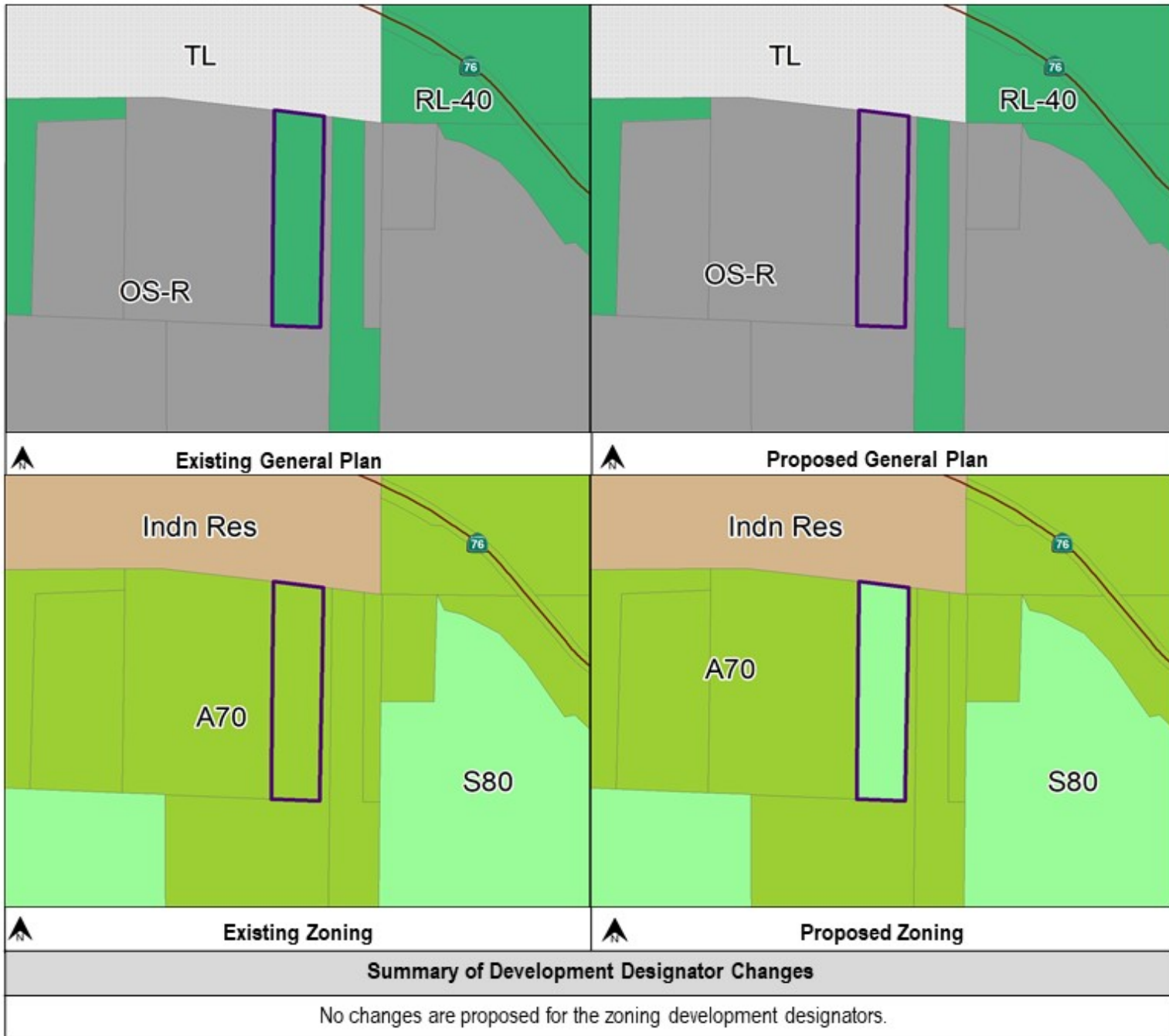
Map created by
LUEG GIS



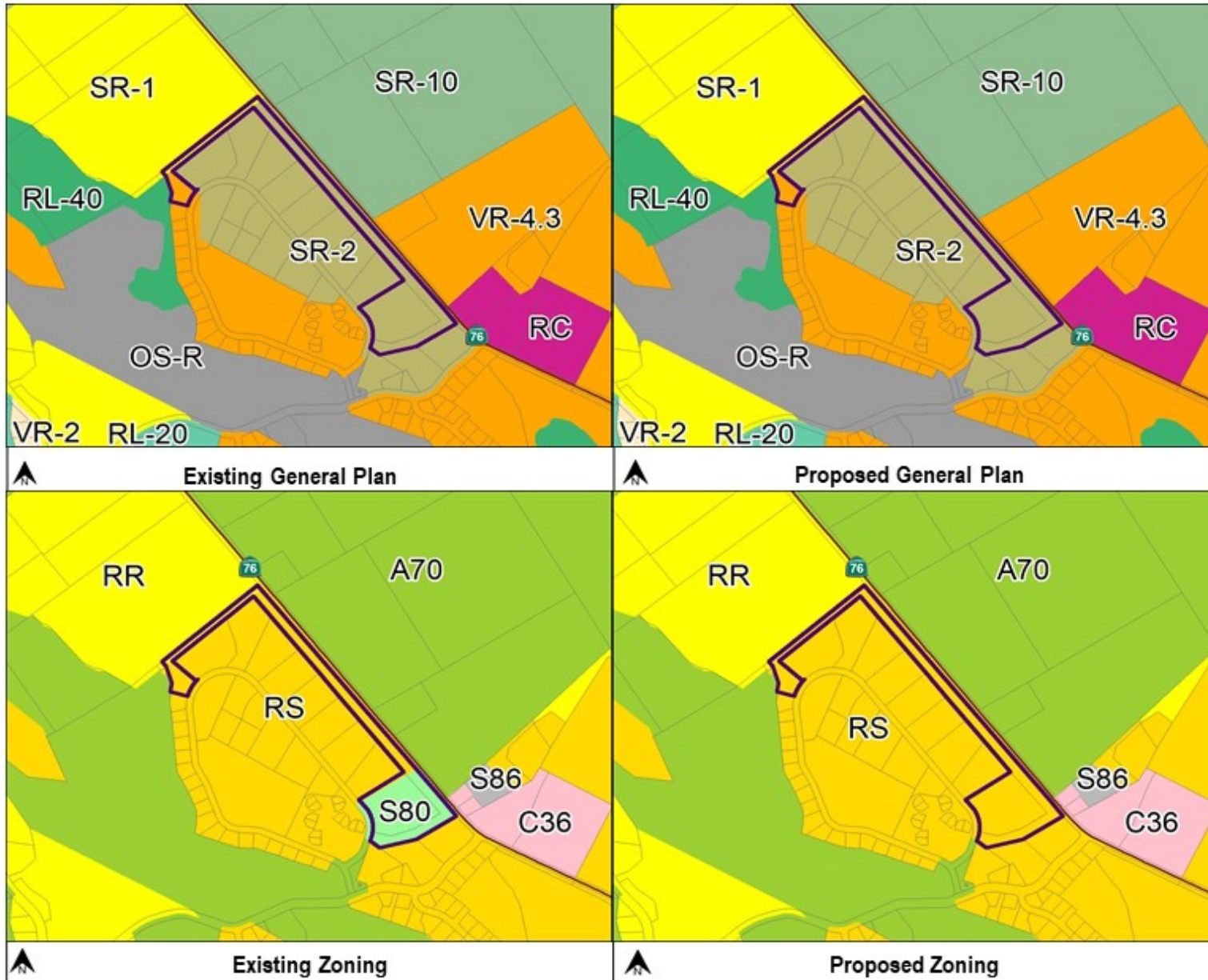
Source: County of San Diego, SanGIS, SANGIS
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PP401 (Pala-Pauma) – Land Use Map & Zoning Changes



PP402 (Pala-Pauma) – Land Use Map & Zoning Changes



Summary of Development Designator Changes

	Lot Size	Building Type	Height	Setback
Current	(None)	(None)	V	(None)
Proposed	10,000	C	G	H

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

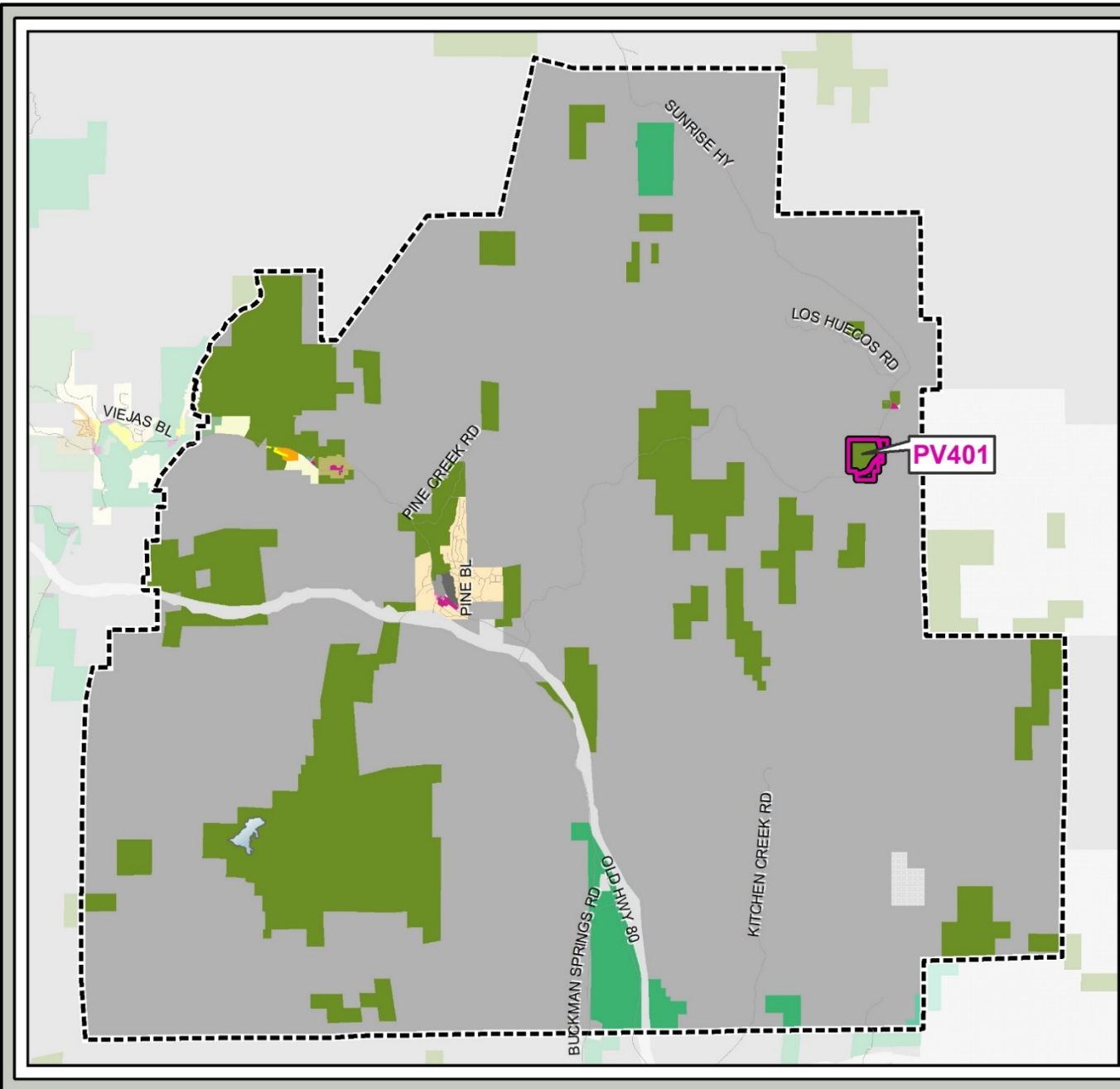
Pine Valley

Existing General Plan Designations

Legend

Land Use Designation

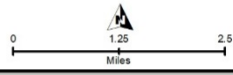
- Village Residential (VR-30), 30 du/ac
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- Tribal Lands
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- Open Space (Conservation)



Map prepared by **LUFGIS** LAND USE & FACILITY GIS

Map of San Diego County showing the location of Pine Valley.

Source: County of San Diego, GIS/ITD, 2018
 Department of Planning and Community Development, 4440 La Jolla Village Drive, San Diego, CA 92161



PV401 (Pine Valley) – Land Use Map & Zoning Changes



Existing General Plan Proposed General Plan



Existing Zoning Proposed Zoning

Summary of Development Designator Changes		
	Density	Regional Category
Current	0.05	Rural
Proposed	(Remove)	No Jurisdiction

COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

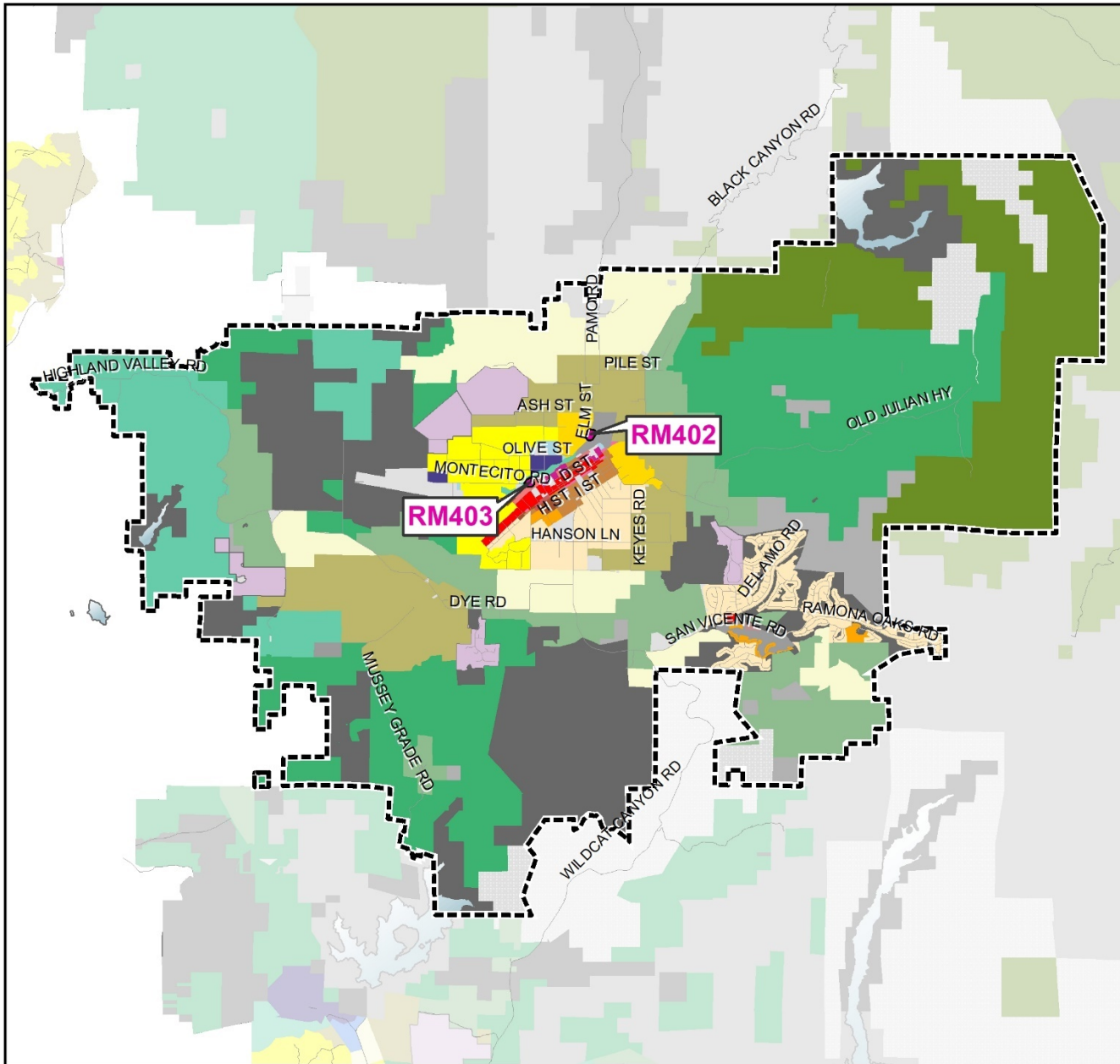
Ramona

Existing General Plan Designations

Legend

Land Use Designation

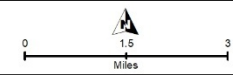
- Village Residential (VR-30), 30 du/ac
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- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
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- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



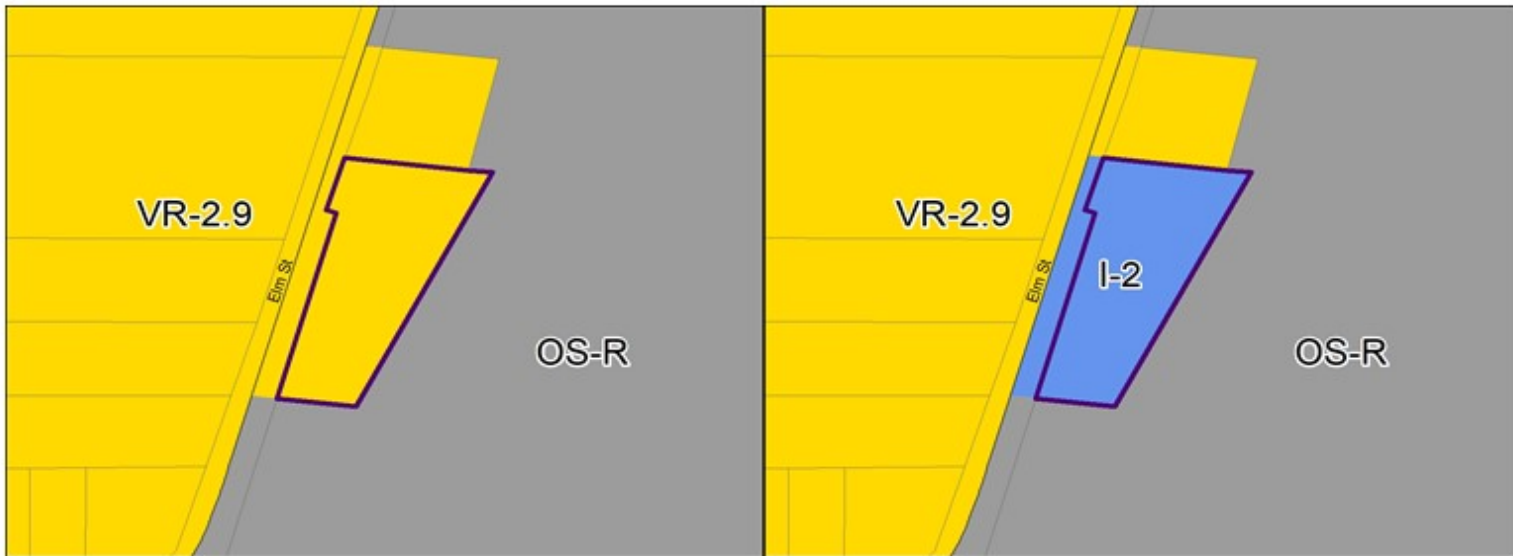
Map Prepared by
LUEG GIS
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RM402 (Ramona) – Land Use Map & Zoning Changes



Existing General Plan

Proposed General Plan



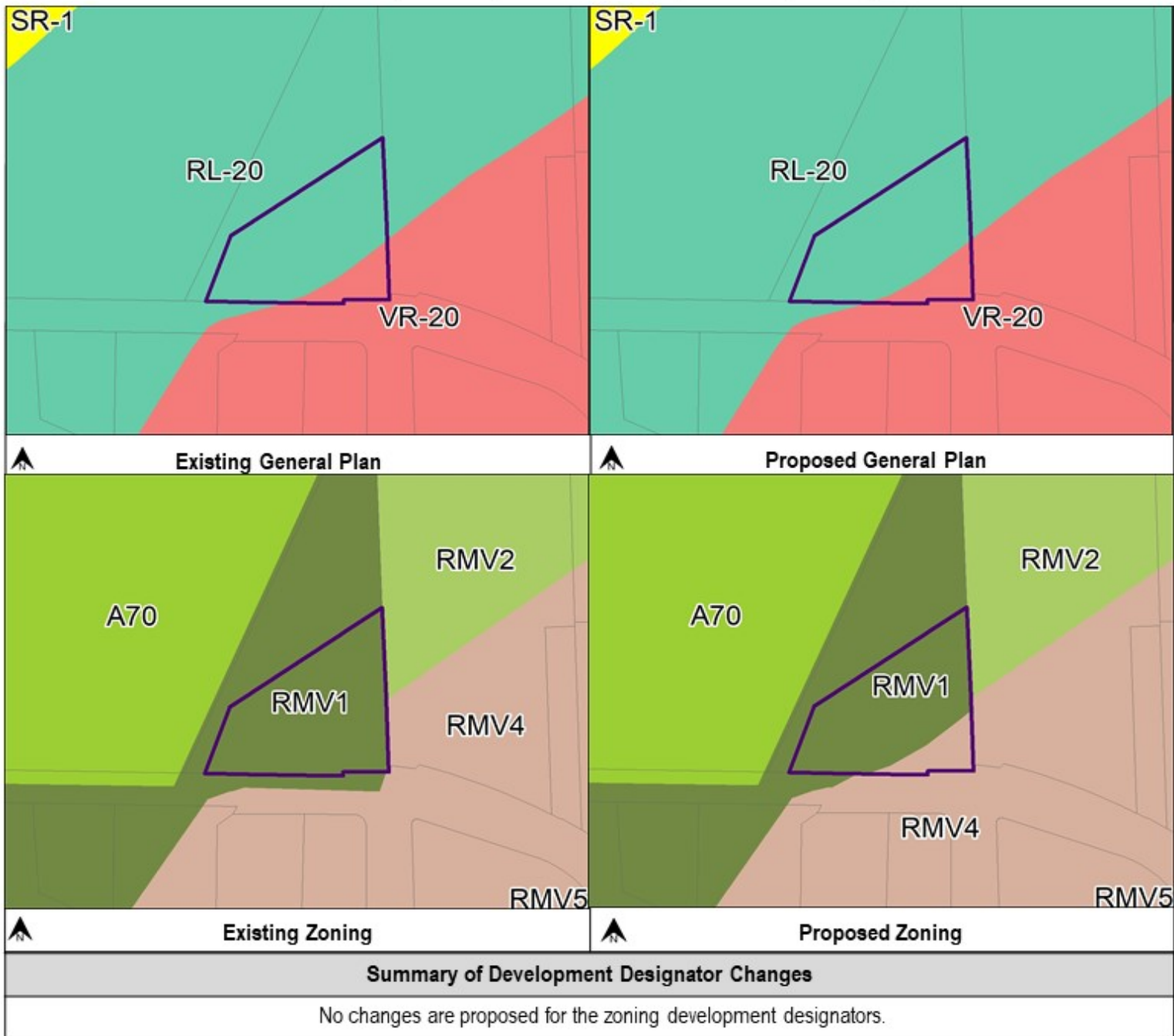
Existing Zoning

Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

RM403 (Ramona) – Land Use Map & Zoning Changes



COUNTY OF SAN DIEGO
2019 GENERAL PLAN CLEAN-UP

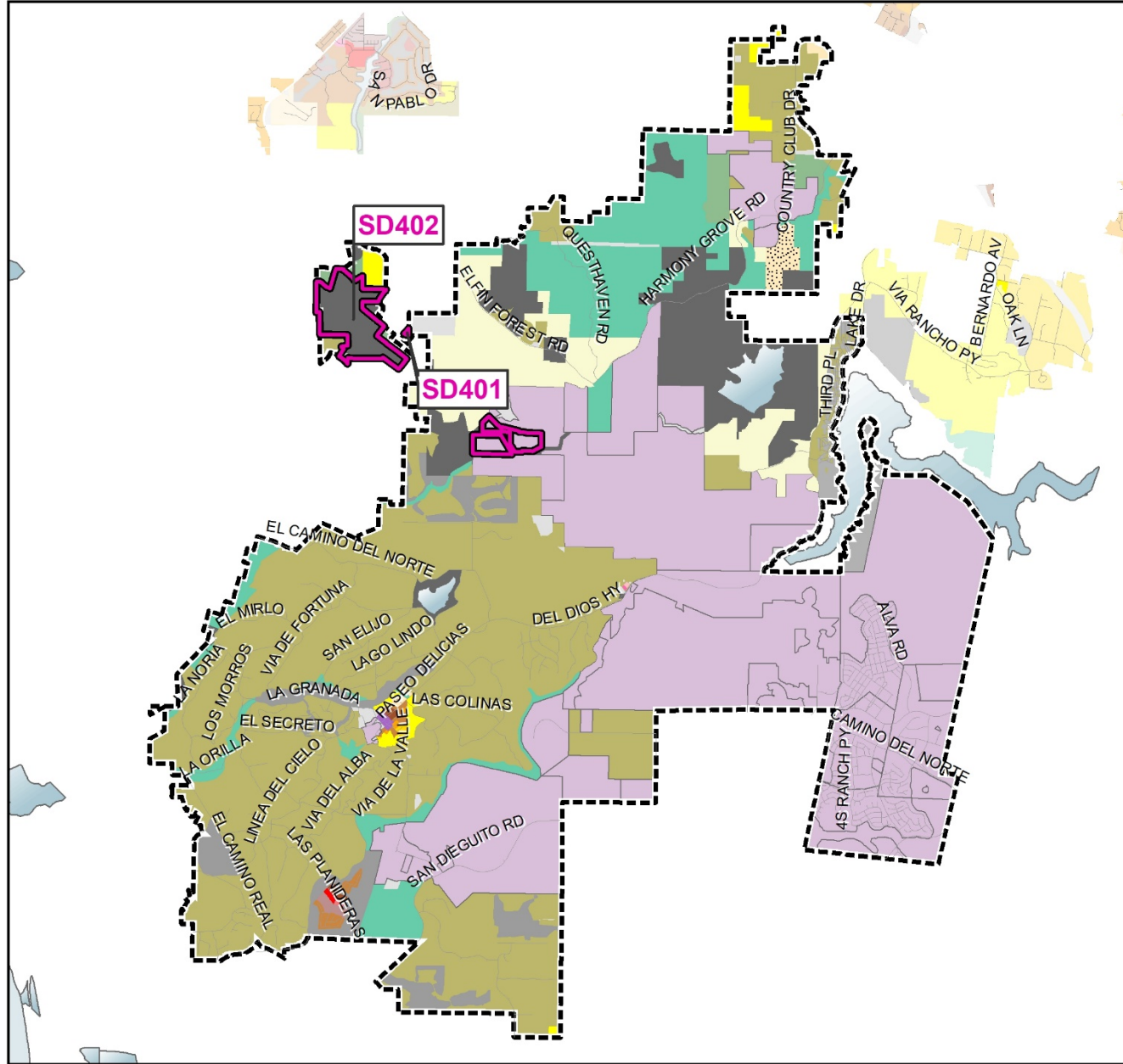
San Dieguito

Existing General Plan Designations

Legend

Land Use Designation

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

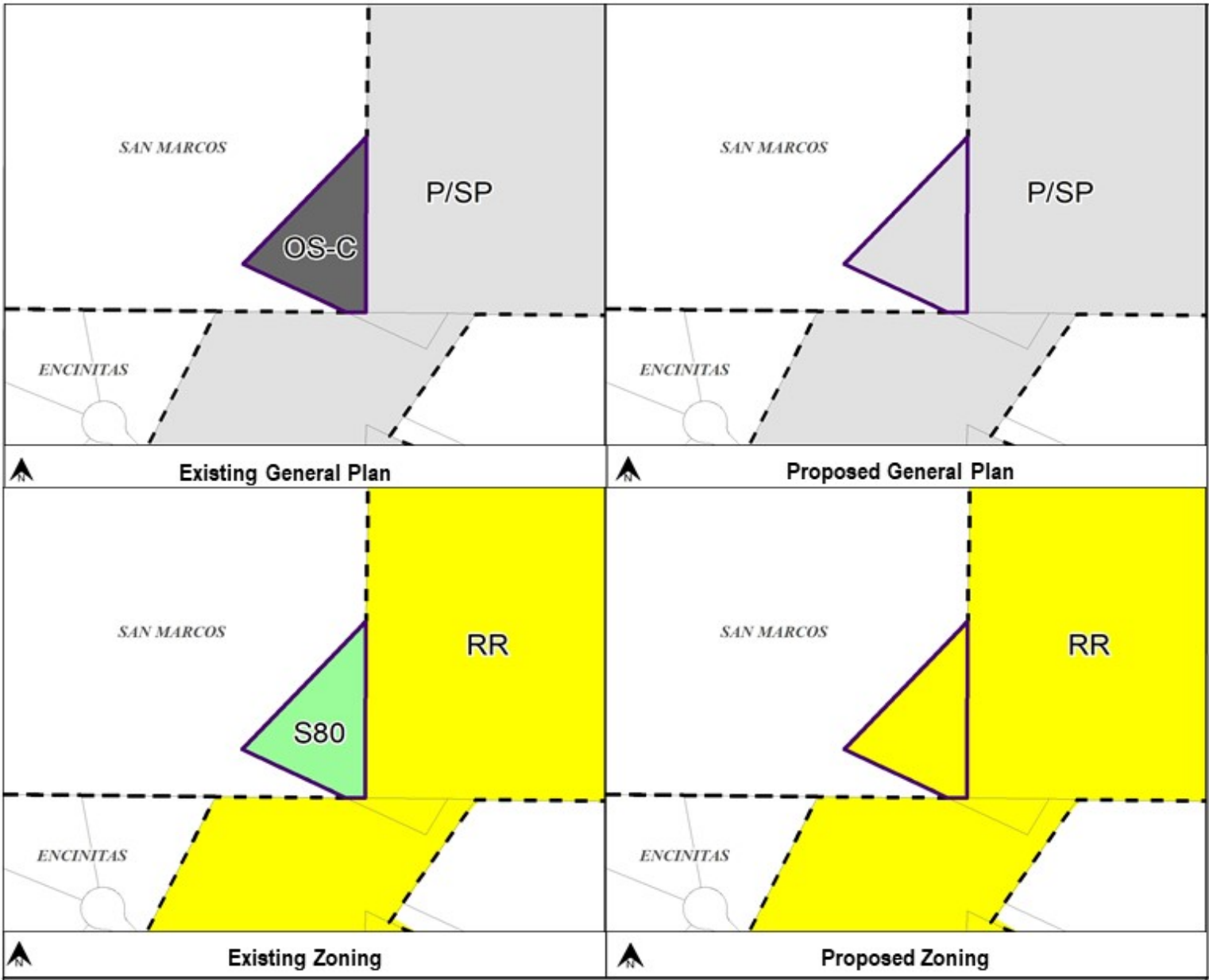


Map prepared by
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Source: County of San Diego, GIS/ITD
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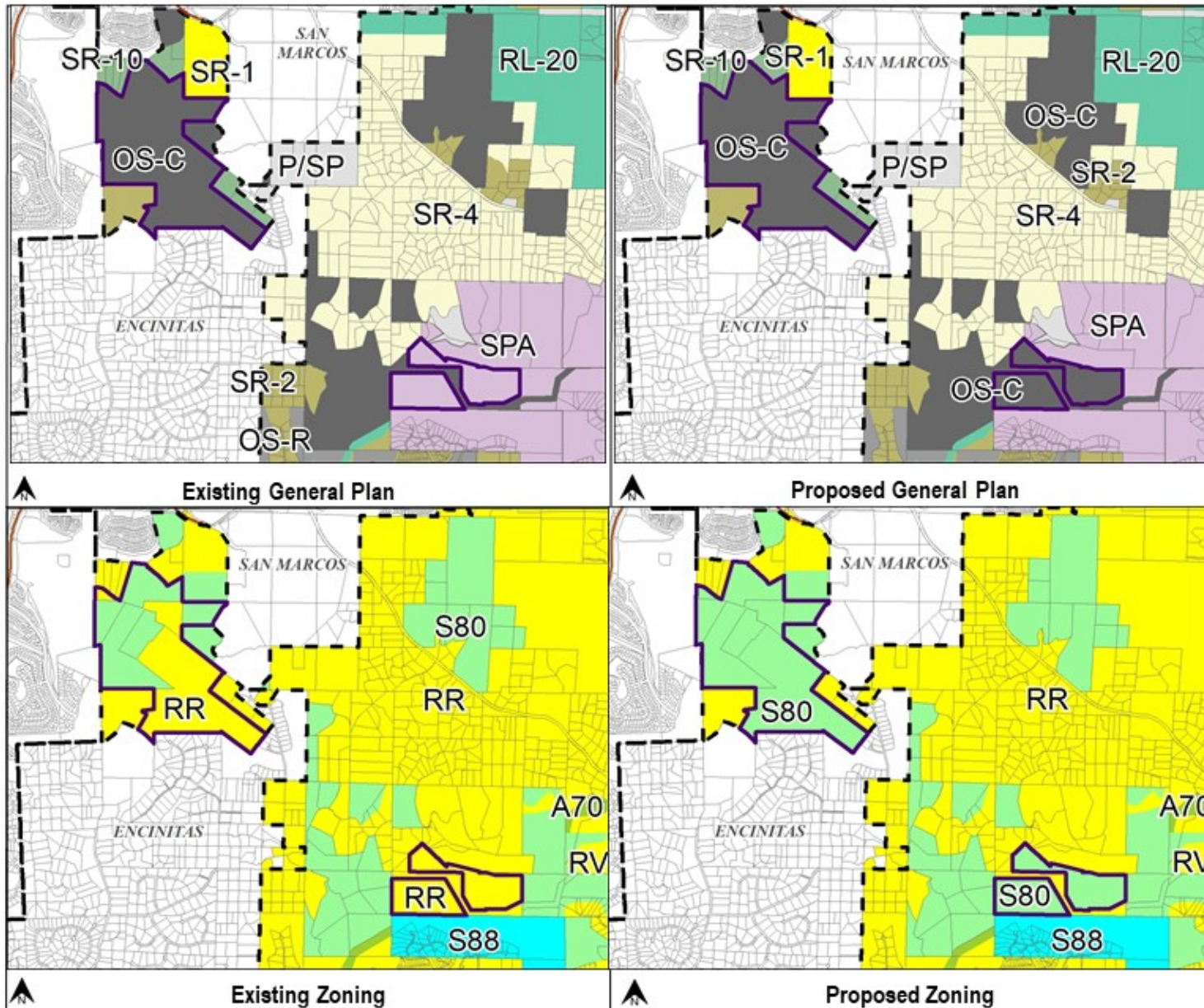


SD401 (San Dieguito) – Land Use Map & Zoning Changes



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

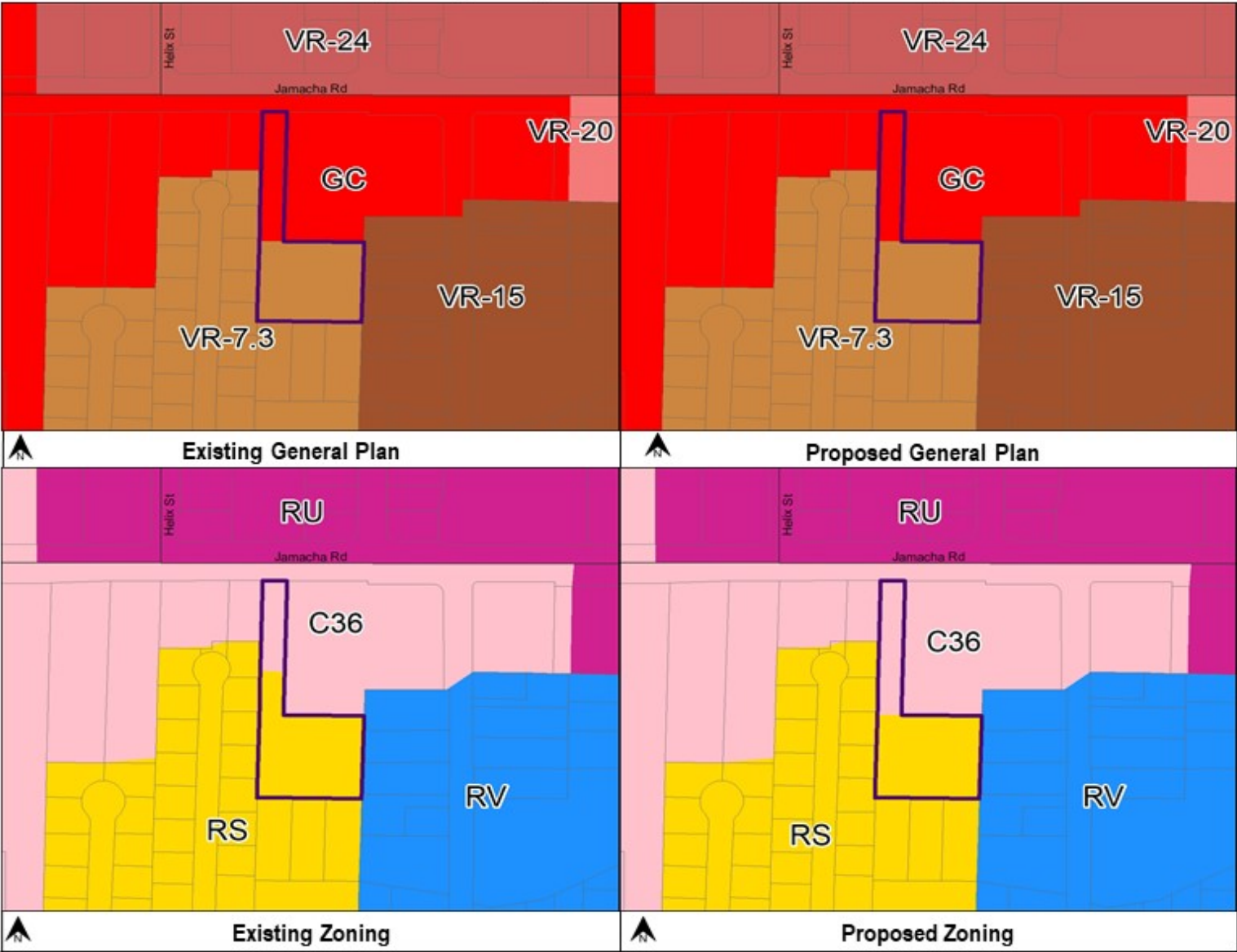
SD402 (San Dieguito) – Land Use Map & Zoning Changes



Summary of Development Designator Changes

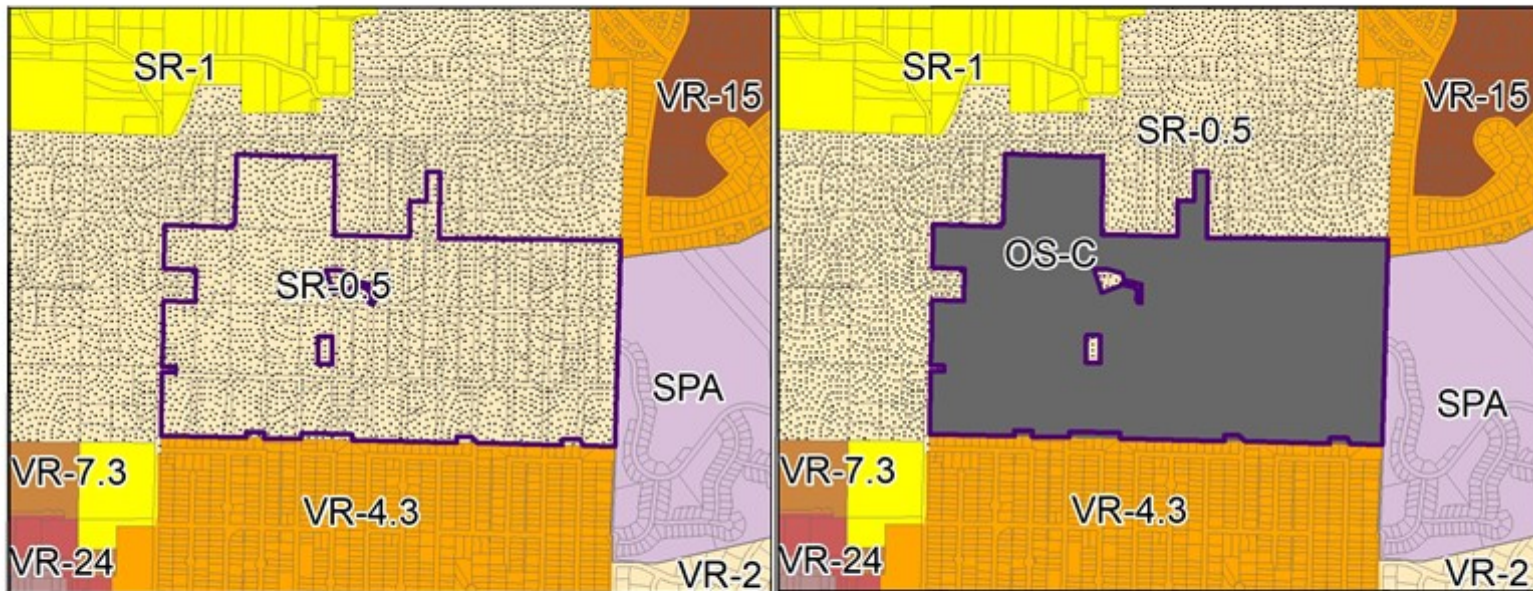
	Density	Regional Category
Current	0.5	No Jurisdiction
Proposed	(Remove)	Semi-Rural

SV401 (Spring Valley) – Land Use Map & Zoning Changes



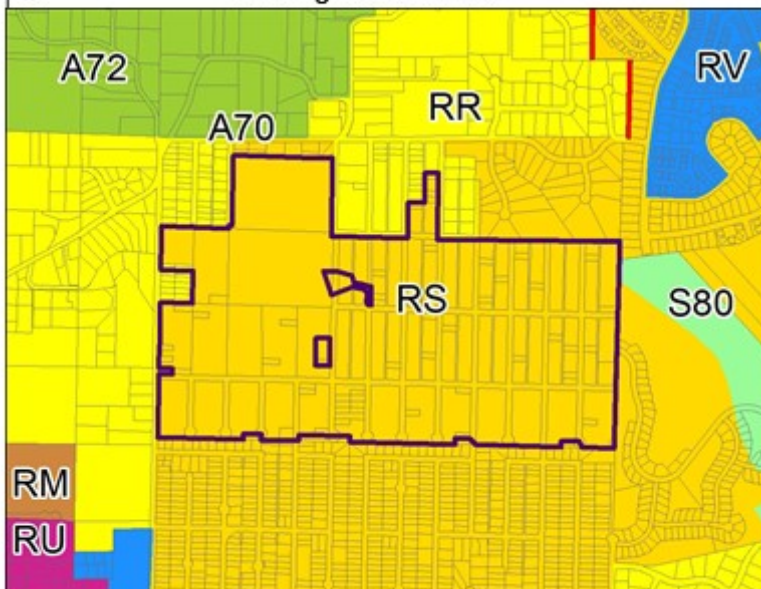
Summary of Development Designator Changes			
	Lot Size	Building Type	Setback
Current	6,000	C	J
Proposed	(None)	W	O

SV402 (Spring Valley) – Land Use Map & Zoning Changes



▲ Existing General Plan

▲ Proposed General Plan



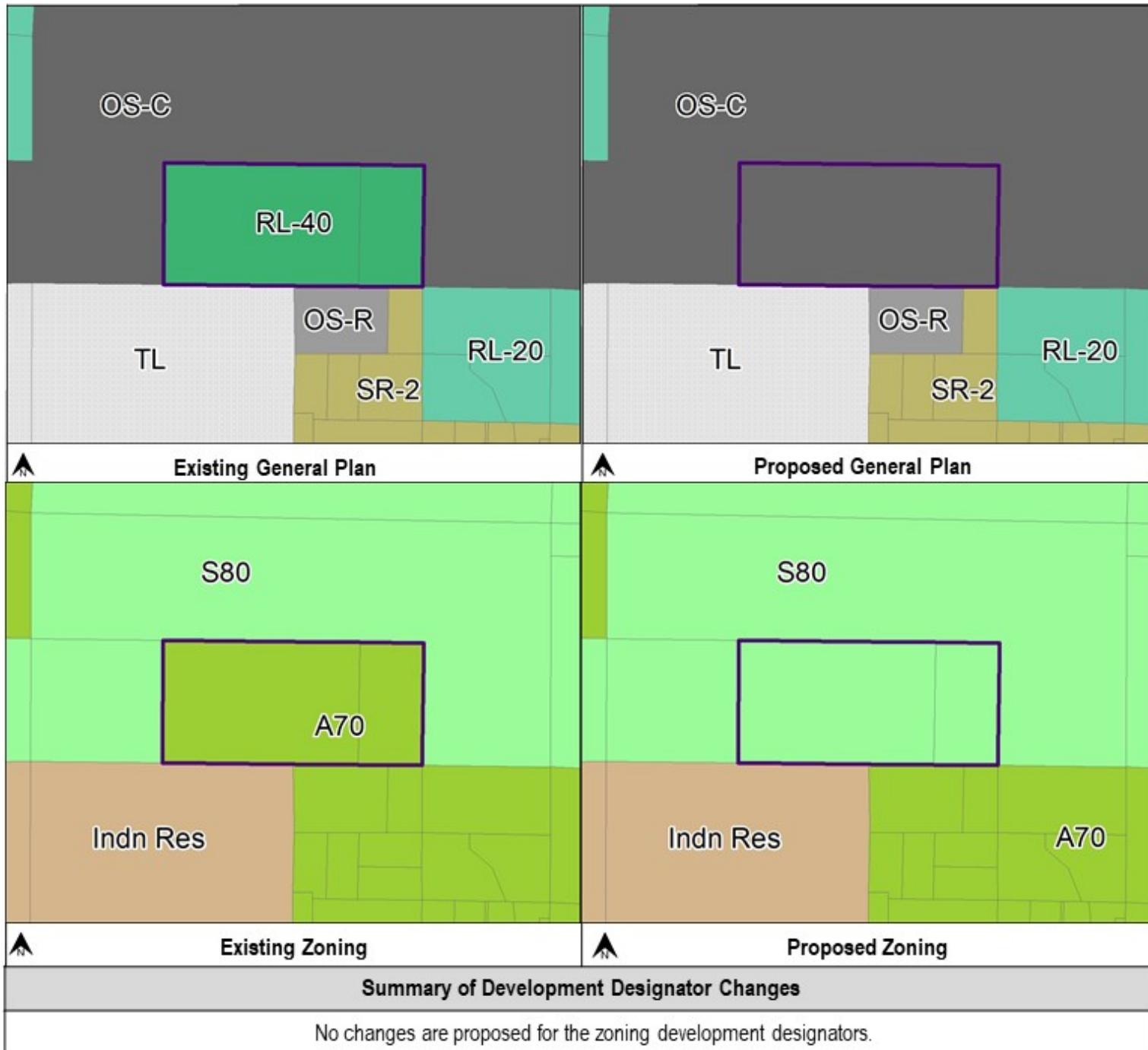
▲ Existing Zoning

▲ Proposed Zoning

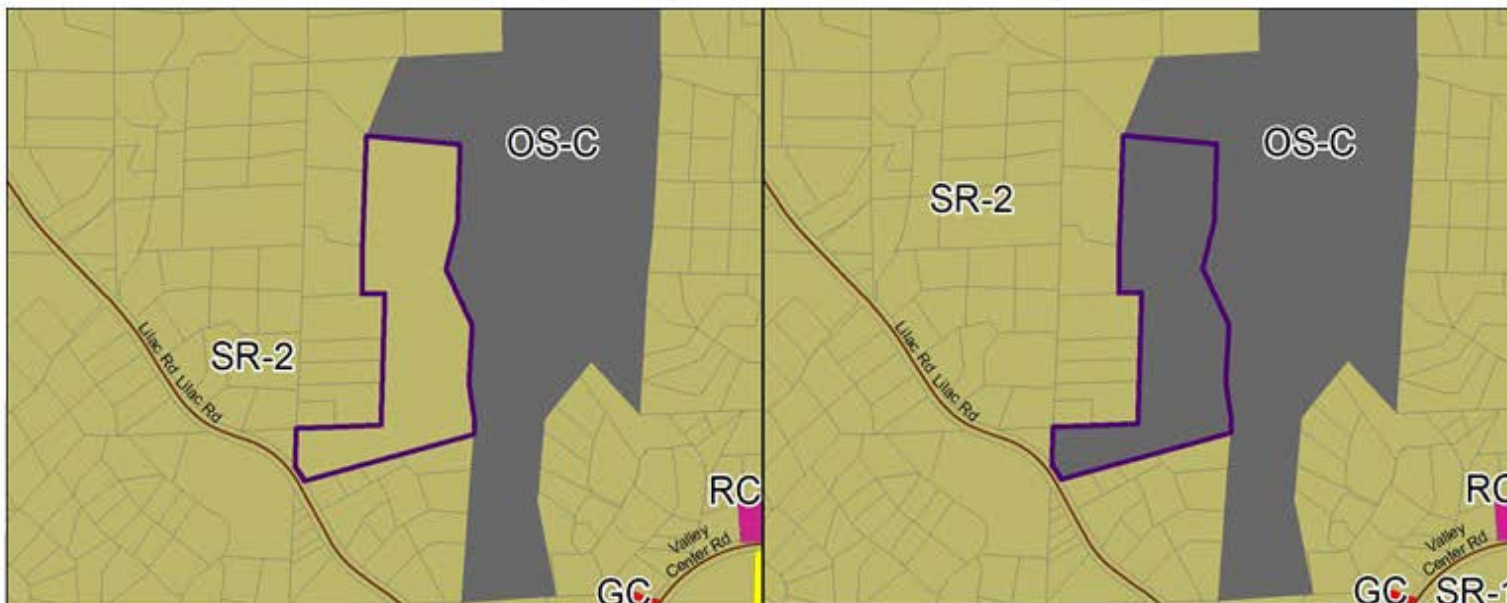
Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

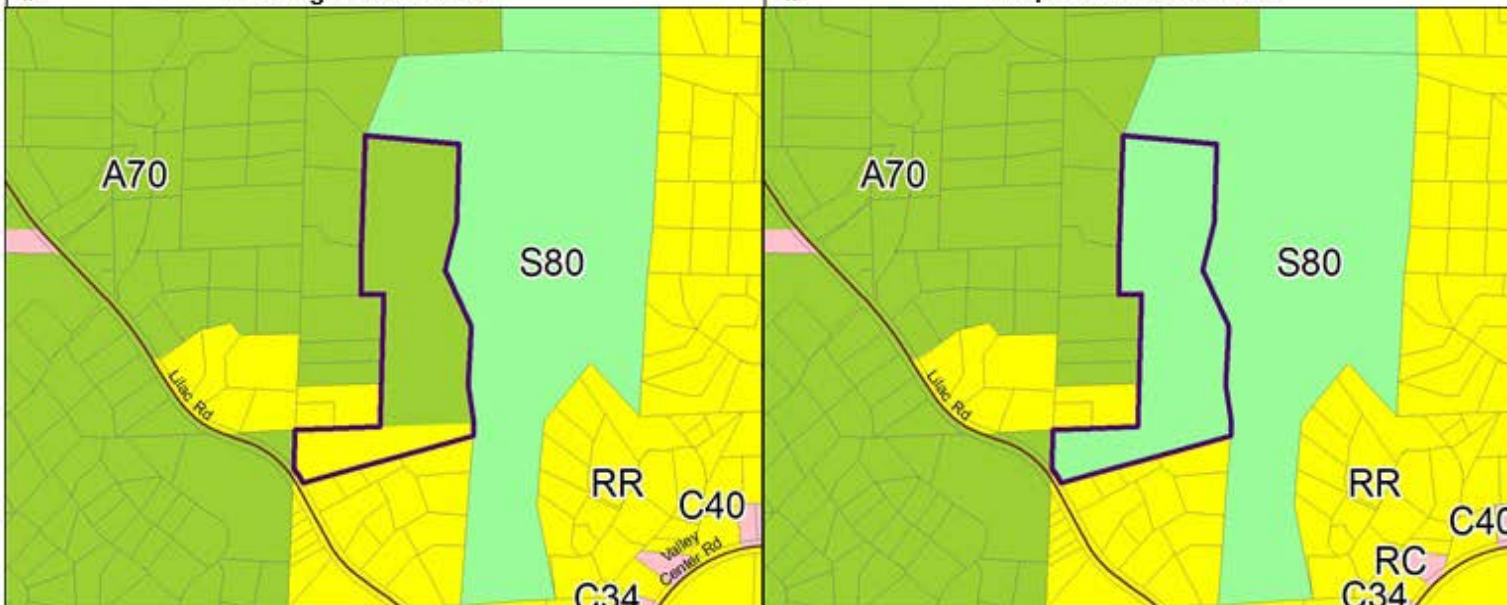
VC401 (Valley Center) – Land Use Map & Zoning Changes



VC402 (Valley Center) – Land Use Map & Zoning Changes



Existing General Plan Proposed General Plan

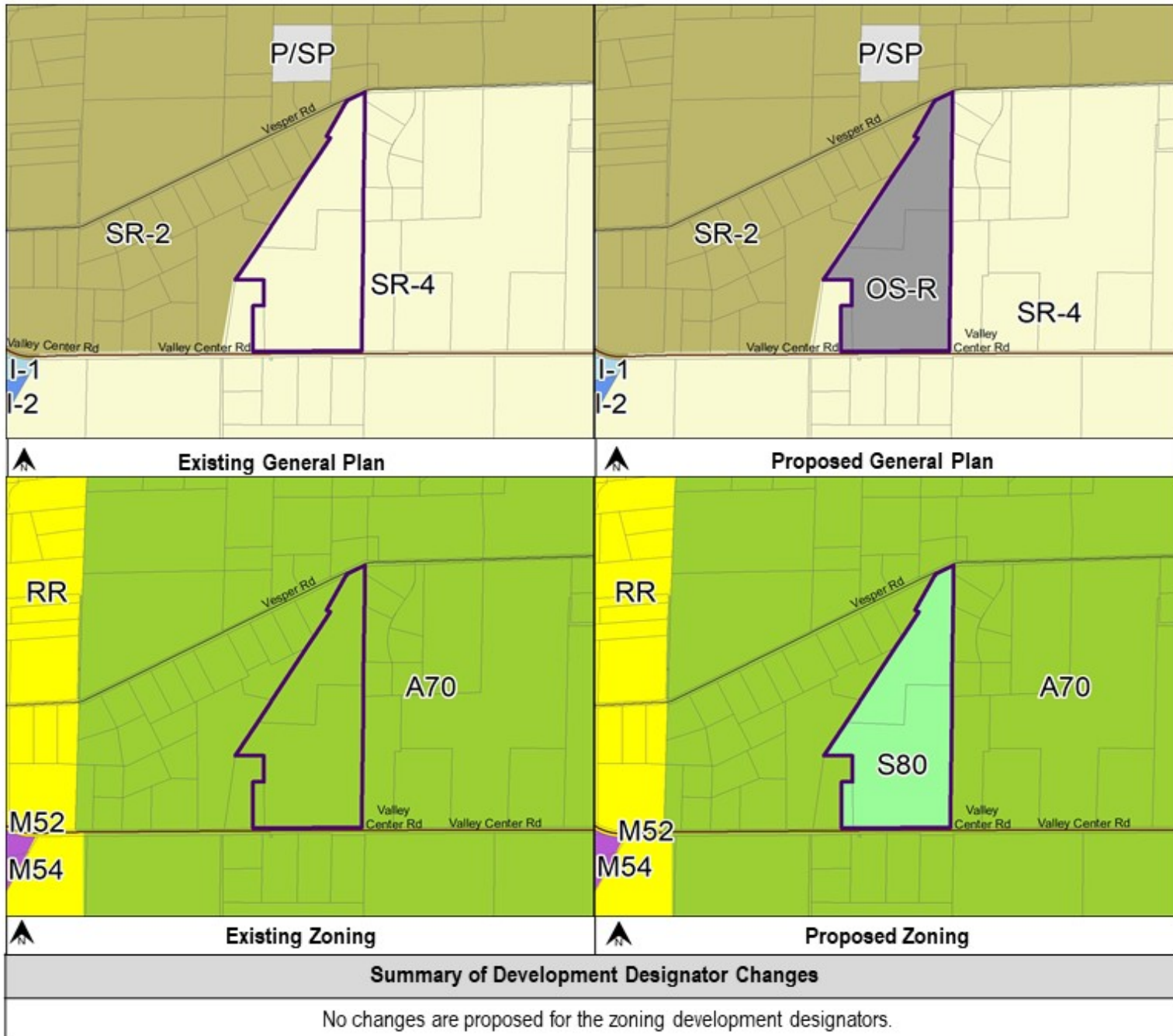


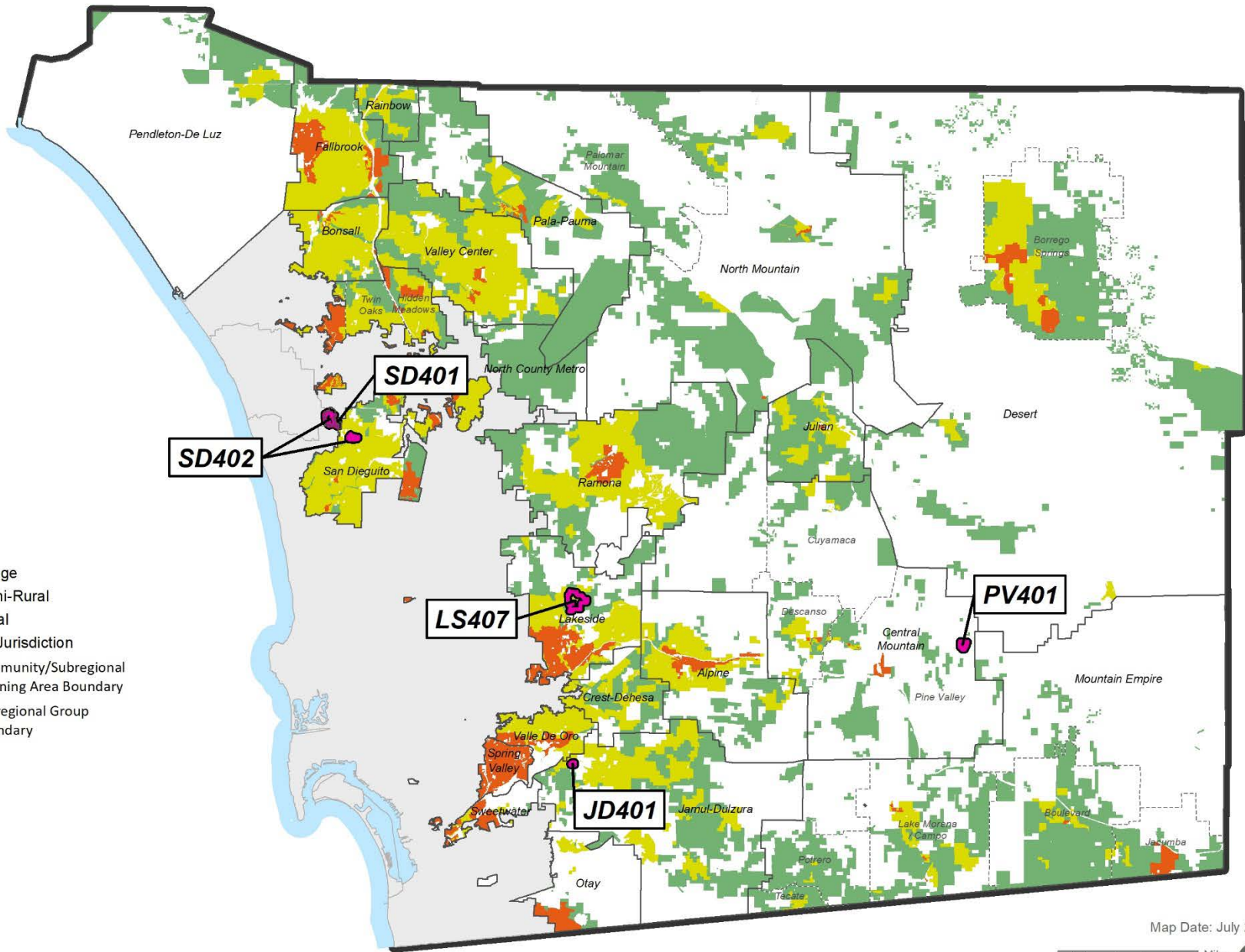
Existing Zoning Proposed Zoning

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

VC404 (Valley Center) – Land Use Map & Zoning Changes





PROPOSED REGIONAL CATEGORIES MAP

Section 4 Non-Land Use Map Changes

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SECTION 4.1 GENERAL PLAN CHANGES

The 2019 General Plan Clean-Up includes proposed text changes to General Plan policy documents including the Housing Element, Land Use Element, the Mobility Element, and the Safety Element, as detailed below.

Table 4-1 - Overview of General Plan Changes

Page	Section	Revision	Rationale
Chapter 3: Land Use Element			
3-11	Land Use Framework Table LU-1 Footnote B	Village Residential 2 (VR-2) and Semi-Rural 0.5 (SR-0.5) currently appear as one destination 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 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.	The Land Use designations of VR-2 and SR-0.5 used to be illustrated on the Land Use Map as the same color. This was changed later in the General Plan Update process and this footnote was mistakenly retained.
3-11	Land Use Framework Table LU-1 Footnote B	<u>The General Plan land use densities for emergency shelters shall not apply to the County of San Diego, or lands that they control, during, immediately following, or throughout the recovery efforts authorized by the County of San Diego, related to an emergency declared by the Governor of the State of California and/or the Board of Supervisors of the County of San Diego.</u>	There is no provision in the General Plan that addresses emergency situations or declared disasters. This provision is needed to clarify the application of Land Use densities to emergency shelters in the event of an emergency.
Chapter 4: Mobility Element			
4-6	Goals and Policies Road Classifications	<u>Road/bicycle classifications depicted in the General Plan Mobility Element Matrix are full buildout classifications. Evaluation of individual projects through required traffic studies may identify project design considerations that are less than the full buildout classification and may not require a General Plan Amendment.</u>	Additional language is needed to clarify that a range of potential mobility improvements may be required of projects, based on individual evaluation, rather than the full buildout depicted in Mobility Element classifications.

Page	Section	Revision				Rationale																																																																	
Chapter 5: Housing Element																																																																							
100	Background Report (Table 5-7)	<p style="text-align: center;">Table 5-7 Regional Housing Needs Assessment and Summary of Development Potential</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;"></th> <th style="width: 15%; text-align: center;"><i>Very Low Income</i></th> <th style="width: 15%; text-align: center;"><i>Low Income</i></th> <th style="width: 15%; text-align: center;"><i>Moderate Income</i></th> <th style="width: 20%; text-align: center;"><i>Total</i></th> </tr> </thead> <tbody> <tr> <td>RHNA</td> <td style="text-align: center;">2,085</td> <td style="text-align: center;">1,585</td> <td style="text-align: center;">5,864</td> <td style="text-align: center;">9,534</td> </tr> <tr> <td>Permitted Construction (1/1/10 – 12/31/15)</td> <td style="text-align: center;">67</td> <td style="text-align: center;">198</td> <td style="text-align: center;">542</td> <td style="text-align: center;">807</td> </tr> <tr> <td>RHNA less permitted construction:</td> <td style="text-align: center;">2,018</td> <td style="text-align: center;">1,387</td> <td style="text-align: center;">5,322</td> <td style="text-align: center;">8,727</td> </tr> <tr> <td colspan="5">Vacant and Underutilized Capacity</td> </tr> <tr> <td>30 du/acre</td> <td style="text-align: center;">1,601</td> <td></td> <td></td> <td style="text-align: center;">1,601</td> </tr> <tr> <td>24+ du/acre</td> <td style="text-align: center;">1,513</td> <td></td> <td></td> <td style="text-align: center;">1,513</td> </tr> <tr> <td>20 du/acre</td> <td></td> <td style="text-align: center;">1,832</td> <td></td> <td style="text-align: center;">1,832</td> </tr> <tr> <td>10.9 –15 du/acre</td> <td></td> <td></td> <td style="text-align: center;">3,149 2,989</td> <td style="text-align: center;">3,149 2,989</td> </tr> <tr> <td>Future Second Dwelling Units (avg 41/yr x 5yrs) (2016–2020)</td> <td></td> <td style="text-align: center;">205</td> <td></td> <td style="text-align: center;">205</td> </tr> <tr> <td>Future Mobile Homes (avg 118/yr x 5yrs) (2016–2020)</td> <td></td> <td></td> <td style="text-align: center;">590</td> <td style="text-align: center;">590</td> </tr> <tr> <td style="text-align: right;"><i>Subtotal</i></td> <td style="text-align: center;">3,114</td> <td style="text-align: center;">2,037</td> <td style="text-align: center;">3,739 3,579</td> <td style="text-align: center;">8,890 8,730</td> </tr> <tr> <td>Excess Units</td> <td style="text-align: center;">1,053 1096</td> <td style="text-align: center;">647 650</td> <td style="text-align: center;">-1,583 -1,743</td> <td style="text-align: center;">163 3</td> </tr> </tbody> </table>					<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Total</i>	RHNA	2,085	1,585	5,864	9,534	Permitted Construction (1/1/10 – 12/31/15)	67	198	542	807	RHNA less permitted construction:	2,018	1,387	5,322	8,727	Vacant and Underutilized Capacity					30 du/acre	1,601			1,601	24+ du/acre	1,513			1,513	20 du/acre		1,832		1,832	10.9 –15 du/acre			3,149 2,989	3,149 2,989	Future Second Dwelling Units (avg 41/yr x 5yrs) (2016–2020)		205		205	Future Mobile Homes (avg 118/yr x 5yrs) (2016–2020)			590	590	<i>Subtotal</i>	3,114	2,037	3,739 3,579	8,890 8,730	Excess Units	1,053 1096	647 650	-1,583 -1,743	163 3	<p>Mathematical errors were found under the “Excess Units” row of Table 5-7. The table and Housing Element Sites Inventory Map L1 for Lakeside is also being updated to reflect Board approval of the Lake Jennings Marketplace project on January 24, 2018. This resulted in the loss of 160 units in the Moderate Income category.</p>
	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Total</i>																																																																			
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Page	Section	Revision	Rationale
Chapter 7: Safety Element			
	Goals and Policies: Hazards Mitigation	<p>On October 19, 2004, The Board of Supervisors has adopted the <u>current, FEMA-approved</u> Multi-Jurisdictional Hazard Mitigation Plan (HMP) in compliance with federal and State regulations intended to reinforce the importance of mitigation planning and emphasized planning for disasters before they occur. The HMP is a comprehensive assessment of natural hazards including coastal storms, erosion and tsunami, dam failure, earthquakes, floods, rain-induced landslides, liquefaction, structure/wildland fires, and manmade hazards, including technological and terrorism. The plan enhances public awareness and understanding, creates a decision tool for management, promotes compliance with State and Federal program requirements, enhances local policies for hazard mitigation capability, and provides inter-jurisdictional coordination of mitigation-related programming. The Local Multi-Jurisdiction Hazard Mitigation Plan may be found at the County of San Diego Office of Emergency Services Website, as well as the County's General Plan Website</p>	<p>The 2018 Multi-Jurisdiction Hazard Mitigation Plan has been prepared to meet the requirements of the Disaster Mitigation Act of 2000 and the State of California's Assembly Bill 2140. This change makes the County eligible for full funding from state and federal hazard mitigation programs. The Safety Element language is being revised to remove a reference to an outdated HMP and to provide directions to access the most recent HMP per CalOES guidance.</p>

Lakeside Community Planning Area L1 - Aerial



Housing Element
Sites Inventory

Legend

- Potential Sites
- Removed

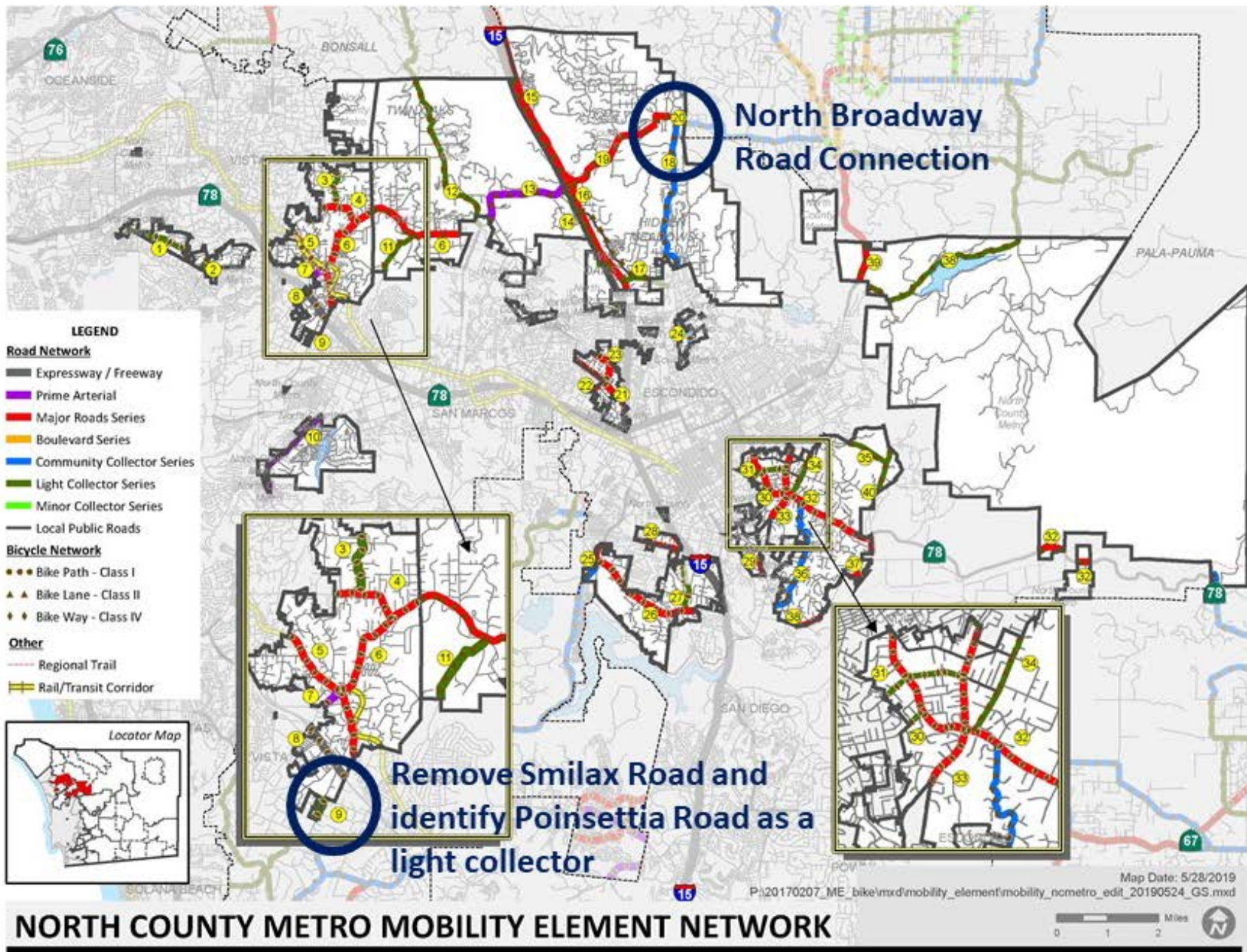


4.2 MOBILITY ELEMENT NETWORK APPENDIX CHANGES

The General Plan Mobility Element Network Appendix is a matrix of maps and County Mobility Element road classifications included as an appendix to the General Plan. The changes proposed to the Mobility Element Network Appendix are shown in strikeout-underline in the pages that follow and are described in maps where appropriate. The existing General Plan Mobility Element Network Appendix is available online at: <http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/MobilityNetworkAppx.pdf>

Table 4-2 - Overview of Mobility Element Network Changes

ID	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Rationale
Hidden Meadows Community Planning Area (North County Metro Subregion)			
18	North Broadway (SC 1000) <u>Segment:</u> Mountain Meadow Road to North Avenue	2.1D Community Collector	Mapping error. The text describes a connection from North Broadway to Mountain Meadow Road, but the Map does not illustrate the connection. The Map will be revised.
North County Metro Subregion			
9	Smilax Road <u>Poinsettia Road</u> (SC 1260) <u>Segment:</u> San Marcos city limits to South Santa Fe Avenue <u>Oleander Road</u>	4.1B Major Road <u>2.2C Light Collector</u> Intermittent Turn Lanes <u>Accepted at LOS E</u>	Mapping error. Poinsettia Road is incorrectly labeled as Smilax Road. Smilax Road was a planned major road that is no longer feasible due to the Joli Ann Leichtag Elementary School. Poinsettia Road will be accepted at LOS E due to projected traffic volumes. The Matrix and Map will be revised.
North County Metro Subregion			
35	Mountain View Drive (SC 1036) <u>Segment:</u> Royal Oak Drive to Cloverdale Road	4.2E <u>2.2E</u> Light Collector	Typographical error. The correct designation for Light Collector is 2.2E.
Sweetwater Community Planning Area			
5	San Miguel Road (SA 1060) <u>Segment:</u> Bonita Road to Proctor Valley Road	2.3C Minor Collector <u>Local Public Road</u>	Typographical error. San Miguel Road is illustrated as a Local Public Road in the Map and was incorrectly labeled in the Matrix.



4.3 Community/Subregional Plan Changes

The General Plan Clean-Up includes proposed text changes to one community plan as described below.

Table 4-3 - Overview of Community Plan Changes

Page	Section	Revision	Rationale
Ramona Community Plan			
26	Goals, Policies, and Implementation Policy 2.1.7	Limit residential development in the Ramona Town Center to 7.3 dwelling units per acre, unless it is developed pursuant to the Ramona Village Plan Center Form-Based Code or a deed restricted senior or affordable housing project.	Typographical error. The correct name of the document is the Ramona Village Center Form-Based Code.

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