

## Regional\_Categories



### Tags

General Plan, Structure, Regional Categories, regcat, Community Development Model

### Summary:

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, that define allowed type and intensity of uses.

**Feature Type:** Polygon

**Number of Records:** 5177

**Publication Date:** 2021-08-26

**Date of Data (Temporal Period Extent):** 2021-08-21

**Extent:** San Diego County

#### Extent in Longitude Latitude

**North** 33.511553  
**West** -117.597986    **East** -116.080156  
**South** 32.545734

#### Extent in the item's coordinate system

**North** 2129760.000306  
**West** 6150763.740344    **East** 6613437.000035  
**South** 1780970.617834

### Description:

A major component to guiding the physical planning of the County is the Community Development Model. 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. 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 Regional Categories are further described as: 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). 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. RURAL. 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. NO JURISDICTION. Not in above categories

## Credits:

County of San Diego, Planning and Development Services, LUEG-GIS Service.  
County of San Diego, Planning and Development Services, Eric Lardy, Land Use /Environmental Planning Manager.

## Use Limitation:

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Please refer to SanGIS data end user use agreement and disclaimer which is available on the SanGIS website ([www.sangis.org](http://www.sangis.org)).

## Topics and Keywords

**Topic Categories:** Boundaries Location Planning Cadastral Structure

**Themes:**

General Plan, Structure, Regional Categories, regcat, Community Development Model

**Places:**

County of San Diego, California

**Resource Details:**

Status: On Going  
Type: Vector  
Update Frequency: As Needed  
Next Update: Not specified

**Spatial Reference System:**

Type: Projected  
Reference: GCS\_North\_American\_1983  
Projection: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
Identifier: 2230  
Codespace: EPSG  
Version: 5.3(9.0.0)

**Contacts:****Point of Contact**

Jason Batchelor, GIS Coordinator  
County of San Diego, Planning & Development Services, LUEG-GIS Service  
5510 Overland Ave, Suite 310  
San Diego, California. 92123

Jason.Batchelor@sdcounty.ca.gov  
858 ) 602-8152

**Distribution Ordering Instructions:**

Data can be downloaded in shapefile format from the SanGIS Data Warehouse at <https://rdw.sandag.org/Account/Login>

Refer to SanGIS website ([www.sangis.org](http://www.sangis.org)) to obtain further information on mapping and data extraction services available from SanGIS.

**Fields:****Overview:**

This layer is for Historical use only. It is no longer maintained, having been replaced by: CMTY\_REGIONAL\_CATEGORIES. A major component to guiding the

physical planning of the County is the Community Development Model. The Community Development Model is implemented by three regional categories: Village, Semi-Rural, and Rural Lands. This layer had assisted in development planning processes; providing a structure for the location of specific Land Use designations, through allowed types and intensity of uses.

CATEGORY is Community Regional Category

ADOPT\_DATE is adoption date

CASE\_NO is case number

#### **\_\_FID (OID)**

Internal feature number.

#### **Shape (Geometry)**

Feature geometry.

#### **CATEGORY (String)**

Regional Category

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).

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.

Rural, 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.

No Jurisdiction, not Village and not Semi-Rural and not Rural.

#### **ADOPT\_DATE (Date)**

Adopt Date

#### **CASE\_NO (String)**

Case Number

Shape\_STAr (Double)  
Shape\_STLe (Double)

**Metadata Last Update:** 2023-02-08  
Regional GIS Data Warehouse (RGDW) Publication Stylesheet 1.4