



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER-PRICE
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: February 9, 2011

##

TO: Board of Supervisors

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

SUMMARY:

Overview

On December 8, 2010, the Board of Supervisors continued the General Plan Update to February 9, 2011. The General Plan Update consists of a comprehensive amendment to the County's land use policies for unincorporated lands necessitated by population growth, changes in law and regulations governing land use, and various challenges to the current plan that have occurred over the years.

The General Plan Update was considered by the Board of Supervisors on October 20, November 10, and December 8, 2010. During those hearings, the Board received presentations from staff and the public, and also heard a significant amount of public testimony. Numerous issues, both general and property-specific, were also raised concerning the project through public testimony at the hearings or through correspondence to the Board. Staff was directed to review and provide additional information on certain substantive issues that were raised (see Attachment B) and also to evaluate all property-specific requests for different land use designations under the General Plan Update (see Attachment C).

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Receive this presentation and report of staff's draft responses to specific requests for information.
2. Continue the hearing to March 16, 2011 to provide an opportunity for public review of the information, continued coordination with stakeholders, and refinement.

Fiscal Impact

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

Today's requested actions have no fiscal impact.

Business Impact Statement

The General Plan Update considers economic development and provides opportunities for future jobs and business development commensurate with its forecasted growth. The General Plan Update provides development opportunities to businesses by planning for commercial development near existing businesses, transportation hubs and walkable residential areas and ensuring that sufficient, safe and appropriately located circulation routes are available for residential, commercial, and industrial development as well as related public services. Economic conditions for businesses will be enhanced through the synergies that result from new development in and around business districts and revitalization of community centers.

Advisory Board Statement

The General Plan Update Steering Committee did not take an official position on this report of draft responses. However, on February 28, 2009, the Steering Committee supported the Draft General Plan, with the exception of recent revisions (note: the Draft General Plan has not been substantially revised since this motion was made). A copy of the minutes from this Steering Committee meeting are available at: http://www.sdcounty.ca.gov/dplu/gpupdate/docs/scminutes_022809.pdf

The General Plan Update Interest Group did not take an official position on this report. Nor did the Interest Group take an official position on the Draft General Plan; however, minutes from Interest Group meetings are available at: <http://www.sdcounty.ca.gov/dplu/gpupdate/igmins.html>

BACKGROUND:

At the October 20, November 10, and December 8, 2010 Board hearings to consider the General Plan Update, 19 group presentations were made and 192 individuals gave public testimony either in support of, neutral to, or in opposition to the Recommended Project for the General Plan Update. For those giving testimony in opposition to the project, issues were raised covering a broad range of topics. Some individuals addressed fundamental issues with the project, others sought general revisions on topical issues, some requested specific changes to wording of documents, and others requested reconsideration of designations to specific properties. Also, 17 community planning and sponsor group chairs, or their designated representatives, provided testimony conveying their group's position concerning the General Plan Update Recommended Project. As not all of the groups provided testimony that clearly conveyed the group's position on the General Plan Update Recommended Project, the Board directed staff to coordinate with each group to clarify their position. A summary of the community planning and sponsor group positions on the Recommended Project is provided in Attachment B, Section 23.

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

The Board directed staff to respond to certain issues raised during the hearings and also to evaluate property specific requests that were presented in public testimony or through correspondence. The responses and evaluation contained in today's report are draft. The Board is recommended to continue the hearing to March 16, 2011 to allow for additional time for the report to be available for public review and for continued coordination with stakeholders. Any questions, comments, or corrections from the public should be directed to General Plan staff at gpupdate.DPLU@sdcounty.ca.gov or at 858-694-2488. Any corrections should be received by February 18, 2011 to allow time for inclusion in staff's report for March 16, 2011.

Substantive Issues Identified by the Board for Response

This section identifies the issues that staff was specifically directed to respond to by the Board. The issues are identified below and staff's draft responses are provided in Attachment B, in sections that correspond to the numbers below. The Board has broad discretion over the way these issues are addressed in the General Plan; however, any changes to the proposed General Plan Update should follow the processes required by State law.

Density Reduction Related Issues

1. Purchase of Agricultural Conservation Easements (PACE) Program – Additional information was requested, including research of possible sources of funding and greater detail on program implementation.
2. Transfer of Development Rights (TDR) Program – Additional information was requested on the TDR program that is recommended by the Planning Commission.
3. Focused Williamson Act Program Concept – Information was requested on the possibility of creating a tailored Williamson Act program to assist farmers impacted by the General Plan Update.
4. Fiscal and Lending Impacts – Staff was requested to respond to comments on the Keyser Marston Associates analysis on the General Plan Update effects on County finances and property values as well as possible impacts to lending.
5. Groundwater Study, Water Supply, and Water Quality – Staff was requested to respond to criticism of the County-prepared groundwater study and testimony that imported water supplies are not sufficient to support growth, and to elaborate on groundwater quality issues.
6. Consideration of Fire Risk – Staff was requested to provide a more detailed analysis of the manner in which fire risk relates to the recommended project.

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

7. Supplemental GIS Analysis for Existing Parcelization – Additional GIS analysis was requested to identify existing parcels in areas subject to reductions in density.

Content Specific Issues

8. Flexibility in Policy Language – Additional information was requested related to the flexibility that the County would have under future policies.
9. Future General Plan Amendments (GPAs) – Further explanation was requested regarding how GPAs will be treated following the adoption of the General Plan Update.
10. Specific Plan Areas – Staff was requested to provide further information related to the proposal to eliminate the Specific Plan Area land use designation for lands without adopted Specific Plans.
11. Special Study Areas – Staff was asked to elaborate on the use of Special Study Areas in the General Plan Update.
12. Residential Density Determination – Evaluation of revisions to Policy LU-1.9 was requested to permit lands within 10-15% of the necessary acreage to subdivide the ability to so do.
13. Fire Response/Travel Time Standards – Further information was requested on the use of fire response time standards instead of travel time standards which are currently proposed for the General Plan Update.
14. Acceptable Level of Service for Roads – Additional information was requested on the proposed policy to accept certain roads with lower level of service (LOS).
15. Road 3A - Valley Center – Analysis was requested of possible alternatives to constructing Road 3A in Valley Center.

Future Development and Conservation Related Issues

16. Deference to Community Plans – County staff was requested to respond to concerns raised about proposed general plan policies that reference community plans and/or community character.
17. Conservation Subdivisions - Avoidance Requirements – Additional information was requested on the avoidance requirements for environmentally sensitive lands in the Conservation Subdivision Program.

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

18. Conservation Subdivisions - Multi-Family Building Allowance – Consideration was requested for removing a proposed provision from the Planned Residential Development section of the Zoning Ordinance that would allow multi-family building types in single family zones under certain conditions.
19. Conservation Subdivisions - Design – Additional information was requested on how poorly designed (“cookie cutter”) developments will be prevented with conservation subdivisions.
20. Groundwater Ordinance Lot Size Reductions – Staff was requested to explore elimination of the Groundwater Ordinance provision that allows for reduction in minimum lot sizes to 66% of that specified in the ordinance in certain circumstances.
21. Alternative Septic Systems – Further information was requested on the feasibility, benefits, and drawbacks of alternative septic systems as well as the ability for the County to accommodate their use.
22. Open Space Lands Maintenance – Additional information was requested concerning the ownership and maintenance of open space lands that are generated as a result of new development projects.

Other Identified Issues

23. Community Planning & Sponsor Group Positions – Staff was requested to clarify the positions of the community planning & sponsor groups with respect to their land use map recommendations, positions on the Conservation Subdivision Program, and recommended lot size limitations.
24. Climate Change – Additional information was requested on the relationship of the General Plan Update to SB 375 and other statewide efforts to address global climate change.
25. Impacts to Unrecorded Subdivision Maps – Further explanation was requested on the impacts of the General Plan Update on unrecorded subdivision maps that are not consistent with the General Plan Update.
26. Removal of Agricultural Preserve Designators – Additional information was requested on the proposal to remove certain properties from agricultural preserves.

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

27. Mapping Clean-up Process – Staff was requested to identify a near-term/low-cost process after approval of the General Plan Update for individuals to raise additional mapping issues for Board’s consideration and to address clean-up issues with the Plan.

Property-Specific Requests

The Board also directed staff to review all property-specific requests and report back on the feasibility of accommodating each request. The property-specific requests are summarized in a table at the beginning of Attachment C. This table is followed by community maps showing the location of the requests and a separate analysis for each request. Requests received from property owners, property owner representatives, community planning groups, and other interested parties are all included.

As was communicated to the public at the December 8, 2010 Board hearing and in email and website announcements that followed, staff compiled a list of all the requests received and posted it on the County website on January 3, 2011. A handful of corrections were received by staff from the public on this table and were incorporated into the information attached to this report.

During the Board hearings, there were also a number of form letters submitted titled *Property Owner’s Objection Submittal*. The properties identified on these forms were not included in the list of properties for review that was released on January 3, 2011. This is because the forms did not contain information requesting a designation, many were lacking information, and some provide APNs that are not located in the unincorporated county or are not being affected by the General Plan Update. To ensure that ample opportunities were provided for property owners to have their properties considered, staff contacted all individuals that submitted these forms by email, or by mail if no email address was provided, to inform them that if they wished to submit a request, it would be included. Staff received requests from approximately 25 individuals and has included them in the evaluation.

The draft analysis for each individual request compares the request with the existing General Plan and all land use alternatives under the General Plan Update. In addition, the analysis identifies the physical constraints to development on the property, determines whether or not the request is consistent with General Plan Update objectives, along with the level of environmental analysis that would be required to accommodate the request. The requests were then categorized based on the level of change to the General Plan Update necessary to accommodate the request using the categories of Minor, Moderate, and Major. These categories are described further in the next section.

Generally, property specific requests that are Minor changes are those that would not result in a substantial amount of additional development compared to what has already been considered and

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

are consistent with the General Plan Update objectives. It is anticipated that these changes can be accomplished with minimal changes to the project documents. It should be noted that some Minor changes are considered controversial and/or would alter changes already made to the project by previous Board or Planning Commission direction. Therefore, individual consideration of each Minor change is recommended prior to incorporation into the project. Moderate are generally changes that require more substantial analysis in the EIR and would therefore necessitate additional public review and further consideration by the Planning Commission. Major changes are generally changes that require revisions to the General Plan Update project objectives which then necessitate changes in a variety of other documents including the EIR.

Tables 1, 2, and 3 summarize staff's draft analysis of the requests by community planning area and categorizes these requests according to the level of change necessary to accommodate the request. Table 1 contains 173 requests received from property owners or their representatives. Table 2 contains 24 referrals from the 2004 to 2006 Board hearings on the draft maps that are not reflected in the Recommended Project and were not raised during recent hearings. Table 3 contains 34 requests received from planning groups, adjacent cities, and the Endangered Habitats League.

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

Table 1. Draft Summary of Property-Specific Requests from Property Owners

CPA	Total # of Requests	Level of Change Necessary to Accommodate Request		
		Minor	Moderate	Major
Alpine	4	2	2	0
Bonsall	17	9	5	3
Central Mountain	3	1	1	1
Crest/Dehesa	5	2	2	1
Desert	9	3	3	3
Fallbrook	17	3	6	8
Jamul/Dulzura	7	0	1	6
Julian	2	1	1	0
Lakeside	9	1	4	4
Mountain Empire	19	1	5	13
North County Metro	22	10	4	8
North Mountain	3	0	0	3
Pala Pauma	9	1	0	8
Pendleton/Deluz	2	0	0	2
Rainbow	0	0	0	0
Ramona	10	3	3	4
San Dieguito	10	4	3	3
Spring Valley	0	0	0	0
Sweetwater	0	0	0	0
Valle de Oro	0	0	0	0
Valley Center	25	7	11	7
Totals	173	48	51	74

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

Table 2. Draft Summary of Previous Referrals Not Raised in Recent Testimony

CPA	Total # of Referrals	Level of Change Necessary to Accommodate Request		
		Minor	Moderate	Major
Bonsall	1	1	0	0
Crest/Dehesa	1	1	0	0
Desert	1	0	0	1
Fallbrook	2	0	1	1
North County Metro	2	0	0	2
Pala Pauma	6	1	0	5
Rainbow	1	1	0	0
San Dieguito	2	1	0	1
Sweetwater	1	1	0	0
Valley Center	7	2	2	3
Totals	24	8	3	13

Table 3. Draft Summary of Requests from Non-Property Owners

CPA	Total # of Requests	Level of Change Necessary to Accommodate Request		
		Minor	Moderate	Major
Bonsall	1	1	0	0
Crest/Dehesa	1	1	0	0
Fallbrook	1	1	0	0
Jamul/Dulzura	2	2	0	0
Julian	2	2	0	0
Mountain Empire	1	1	0	0
North County Metro	8	5	2	1
North Mountain	2	2	0	0
Pala Pauma	1	1	0	0
Ramona	2	1	1	0
San Dieguito	3	1	1	1
Spring Valley	1	1	0	0
Valley Center	9	9	0	0
Totals	34	28	4	2

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

Changes to the General Plan Update

In responding to the issues and evaluating the property specific requests, staff considered options for possible Board directed changes to the General Plan Update as recommended. To the extent possible, three broad categories are used to categorize the changes: Minor, Moderate, and Major. These categories are described further below:

- **Minor Changes** – These are changes that do not conflict with the General Plan Update project objectives, do not require substantial additional analysis for environmental impacts, and do not result in new significant environmental impacts. Incorporation of minor changes into the project would mean that staff would perform edits to the necessary General Plan Update documents, amend the existing analysis in the draft Final EIR, and return to the Board. Please note that some Minor changes are considered controversial and/or would alter changes already made to the project by previous Board or Planning Commission direction. The estimated timeframe for this scenario is 3-6 months with an estimated cost of \$100-200K.
- **Moderate Changes** – These are changes that do not conflict with the General Plan Update project objectives but may result in additional environmental impacts and require more detailed analysis. This category also includes more substantive changes that were not considered by the Planning Commission and should be presented to them for a recommendation pursuant to State law. For Moderate changes, staff would perform edits to the necessary General Plan Update documents, amend the existing analysis in the EIR, and recirculate the EIR for public review pursuant to the California Environmental Quality Act (CEQA). Also, as required by CEQA, staff would prepare written responses to all comments received during public review and further revise the EIR as necessary. Staff would then return to the Planning Commission and then the Board of Supervisors with a revised project. The estimated timeframe for this scenario is 12-18 months with an estimated cost from \$400-700K in additional staff and consultant costs, depending upon the complexity of the changes.
- **Major Changes** - These are changes that are not supported by the General Plan Update project objectives as currently drafted. As a result, revisions to the project objectives are assumed. If the project objectives are revised, there may need to be modifications to policies and other parts of the draft General Plan Update to ensure consistency or an entirely new General Plan Update may need to be prepared. Once the Major changes are initially drafted, it may be advantageous to present them to stakeholders, the Planning Commission, and the Board to ensure proper direction. Substantial changes to the EIR or a new environmental review are also anticipated for Major changes. The General Plan Update EIR is based on technical analysis and modeling for a number of issues. The analysis and modeling would likely need to be rerun for all issue areas. Pursuant to CEQA, the EIR alternatives are based

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

on the project objectives. Therefore, in addition to modifying the EIR to address the revised project, modifications to the alternatives are also likely to be required. Once the EIR is modified, the process to present the project to the Board would follow that outlined for the Moderate changes. The estimated minimum timeframe for this scenario is 24 to 48 months with an approximate minimum cost of \$2 million to 4 million in additional staff and consultant costs. Both the cost and time estimates for this category have the potential to be far greater depending on the level of complexity and controversy of the changes.

The process and timeframes for Moderate and Major changes are driven largely by State law. Although the Board ultimately has broad discretion in what is adopted in the General Plan, the process of adopting amendments is heavily guided by State laws that ensure that:

- All appropriate issues that bear relation to the jurisdiction's planning are addressed,
- The plan is comprehensive and consistent,
- Other agencies and the public are included in the preparation,
- Environmental impacts are evaluated, and
- Significant environmental impacts are avoided or mitigated to the extent feasible.

Other Issues Raised

There were additional issues raised during the three days of public testimony and in correspondence to the Board. Although the Board did not request that responses be prepared on other issues, they remain part of the record for the Board's consideration. Additionally, because most comments did not raise new issues, responses to most items can be found in other documents associated with the General Plan Update. Detailed, written responses to numerous issues can be found in the draft Final EIR responses to comments which were included in the October 20, 2010 staff report (Attachment A).

Environmental Statement

A Program Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update and this component. A Notice of Preparation (NOP) soliciting input on the scope of the EIR was first issued in 2002 and again in 2008. The Draft EIR was made available for public review in 2009. Staff has prepared responses to comments received during public review. The NOPs, EIR, comments and responses can be viewed on the project website and all are attachments to the October 20, 2010 staff report (Attachment A).

Linkage to the County of San Diego Strategic Plan

A Program Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update and this component. A Notice

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

of Preparation (NOP) soliciting input on the scope of the EIR was first issued in 2002 and again in 2008. The Draft EIR was made available for public review in 2009. Staff has prepared responses to comments received during public review. The NOPs, EIR, comments and responses can be viewed on the project website and all are attachments to the October 20, 2010 staff report (Attachment A).

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – October 20, 2009 Staff Report

Attachment B – Responses to Substantive Issues Identified by the Board

Attachment C – Property-Specific Requests Analysis

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

AGENDA ITEM INFORMATION SHEET |

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

 Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

Previous actions by the Board of Supervisors are discussed in Attachment A.

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Department of Planning and Land Use

OTHER CONCURRENCE(S):

Community Services Group
Finance & General Government Group
Health & Human Services Agency
Public Safety Group

SUBJECT: COMPREHENSIVE UPDATE OF THE GENERAL PLAN; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT; AN ORDINANCE CHANGING ZONING CLASSIFICATION OF CERTAIN PROPERTY; AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATED TO CONSERVATION SUBDIVISIONS; AND AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, RESOURCE PROTECTION ORDINANCE, AND GROUNDWATER ORDINANCE RELATED TO THE GENERAL PLAN UPDATE (DISTRICT: ALL)

CONTACT PERSON(S):

Devon Muto

Name

858-694-3016

Phone

858-467-9314

Fax

O-650

Mail Station

Devon.Muto@sdcounty.ca.gov

E-mail

Name

Phone

Fax

Mail Station

E-mail