



FACT SHEET

FOREST CONSERVATION INITIATIVE

GENERAL PLAN UPDATE INFORMATION

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BACKGROUND

The Forest Conservation Initiative (FCI) is a voter approved initiative enacted in 1993 that assigns a density of one dwelling unit per 40 acres to lands within the Cleveland National Forest Boundary, but outside of existing Country Towns. This initiative affects approximately 70,000 acres of private property within the Cleveland National Forest Boundary, the majority of which is in the Central Mountain, Palomar Mountain and Alpine Community Planning Areas, but also includes lands in Mountain Empire, North Mountain, Ramona and Jamul – Dulzura. The FCI expires on December 31, 2010 at which time the land uses revert back to the land use designations applied prior to adoption of the FCI.

RELATIONSHIP TO GENERAL PLAN UPDATE

General Plan land use designations cannot legally be changed for FCI lands until the FCI expires on December 31, 2010. Therefore, the General Plan Update does not propose changes to FCI lands. The initiative mandates for certain General Plan policies related to FCI lands, as well as density and lot size restrictions, that would remain in effect following the adoption of the General Plan Update until the Initiative expires. Therefore, the FCI is included as an appendix to the draft General Plan and is discussed in the draft Land Use Element.

While some have recommended that redesignation of FCI lands be considered as part of the General Plan Update, because the General Plan Update is expected for approval prior to the FCI expiration, the timing is not appropriate. Additionally, significant planning work and community coordination remains to prepare recommended redesignations. Furthermore, the General Plan Update Draft Environmental Impact Report did not include consideration of specific redesignations for FCI lands; and therefore, additional environmental review is still necessary. For these reasons, it is not feasible to include redesignations of FCI lands with the GP Update without additional time and costs.

FCI GENERAL PLAN AMENDMENT

In order to avoid confusion during the period after expiration of the FCI, DPLU has initiated preparation of a General Plan Amendment. The FCI General Plan Amendment would be presented to the Board of Supervisors in early 2011. The amendment is anticipated to remove those parts of the General Plan Update that refer to the FCI and propose redesignation of FCI lands using the

General Plan Update designations and policies. In many cases, it is anticipated that the General Plan Update designation of Rural Lands 40 (equivalent to the FCI designation) would be proposed. However, there are also various areas where different designations are appropriate to recognize existing parcelization or to allow for some reasonable residential or commercial growth where appropriate.

Initial work for this amendment has been undertaken in three communities -Alpine, Descanso and Palomar Mountain - which have residential and commercial areas that were affected by the FCI.

SCHEDULE

The schedule for completing the FCI General Plan Amendment is largely dependent on the General Plan Update. DPLU is already working with community planning groups to develop the proposed Amendment. However, formal public review of the amendment would not be appropriate until the General Plan Update is adopted. The Amendment must then be presented to the Planning Commission for recommendation and the Board of Supervisors for approval. These hearings are expected to occur in early 2011.

MORE INFORMATION

Progress on the GP Update can be monitored on the DPLU website at: <http://www.sdcounty.ca.gov/dplu/index.html>. This website will also be used to provide any updates on significant milestones for the FCI amendment. For more detailed information, contact DPLU staff or the appropriate community planning or sponsor group.