

BOARD OF SUPERVISORS HEARINGS

General Plan 2020



RESIDENTIAL PROPERTY REFERRALS

September 24, 2003



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: September 24, 2003

TO: Board of Supervisors

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

SUMMARY:

Overview

On June 25, 2003 (1) the Board of Supervisors directed staff to evaluate a list of residential property referrals, and to return to the Board with staff recommendations on September 24, 2003. The purpose of this Board of Supervisors hearing is to receive Board direction for staff recommendations on 183 residential property referrals identified during Planning Commission and Board of Supervisors hearings on GP 2020 held from January 31 through June 25, 2003.

At the Board's request, staff recommendations for residential referrals are presented in a matrix format that includes input from the Planning Commission¹, Community Planning and Sponsor Groups, and affected property owners. This report includes the rationale used for staff recommendations, which are reflected in the August 2003 Working Copy Structure Map and the August 2003 Working Copy Land Use Distribution Map. Staff deferred its recommendations for non-residential referrals until a comprehensive assessment is scheduled for commercial and industrial land use within the unincorporated County.

When the review of residential property referrals is complete, staff will proceed to work with communities and stakeholders to map commercial and industrial properties and to refine the residential distribution based on traffic modeling and impacts. Once map refinements are complete, full development of GP 2020 – the preparation of a regional road network, Draft Regional Elements, Draft Community and Subregional Plans, and Draft Environmental Impact Report – will proceed. All products submitted for review during this hearing are subject to further refinements and to future review by the Board of Supervisors as part of a complete package of GP 2020 products.

Recommendations

PLANNING COMMISSION:

1. Accept staff recommendations for residential property referrals, with the exception of separate Planning Commission recommendations for residential

¹ Planning Commission recommendations for residential referrals in the Mountain Empire and Palomar/ North Mountain sub-regions are not included in this report due to time constraints. Those recommendations will be forwarded to the Board of Supervisors under separate cover by the Planning Commission.

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property referrals noted in the Referrals Matrix. Separate recommendations may also be included in the memo forwarded to the Board of Supervisors recording actions taken on residential referrals during the September 12, 2003 Planning Commission hearing.

2. Defer the review of non-residential properties until a comprehensive assessment is scheduled for commercial and industrial land use within the unincorporated County.

CHIEF ADMINISTRATIVE OFFICER:

1. In order to be consistent with advice from the State of California Fair Political Practices Commission (FPPC), the Chief Administrative Officer recommends that Referral No. 110, which is located within a 500-foot radius of a property owned by Supervisor Dianne Jacob, be segregated out for separate action to avoid any appearance of conflict of interest.
2. The Chief Administrative Officer recommends that the Board of Supervisors accept staff recommendations for residential property referrals, and further recommends that the Board accept the August 2003 Working Copy Regional Structure Map and the August 2003 Working Copy Land Use Distribution Map for continued refinement and progress.
3. The Chief Administrative Officer concurs with the Planning Commission recommendation on non-residential referrals, and recommends that the Board of Supervisors defer review of non-residential property referrals until a comprehensive assessment is scheduled for commercial and industrial land use within the communities.
4. If the Board's deliberations are not completed on September 24, 2003, this item should be continued to the Board of Supervisors hearing on October 1, 2003.

Fiscal Impact

N/A

Business Impact Statement

Updating the General Plan should assist the business community by providing a reliable blueprint for how population will be accommodated and for siting commercial, industrial, and other land uses to meet projected needs.

Advisory Board Statement

N/A

Planning Commission Votes

The Planning Commission took separate actions on individual residential property referrals on August 22, August 29 and September 5, 2003. The recommendation for

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each referral reviewed by the Planning Commission on those dates is identified in the Referrals Matrix in Attachment A. The Commission took no action on some referrals where a majority opinion could not be obtained, and on referrals where the Commission requested that staff conduct further review before forwarding the referral to the Board of Supervisors.

The Planning Commission continued its deliberations on residential referrals on September 12, 2003. They will forward actions taken on September 12, 2003 for referrals in the Mountain Empire and Palomar/North Mountain sub-regions in a separate memo to the Board of Supervisors.

BACKGROUND:

PROJECT PURPOSE AND HISTORY

General Plan 2020 (GP 2020) is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated areas of the County. It will identify the potential size and distribution of the County's future population – balancing housing, employment and infrastructure needs with resource protection. Compared to the existing General Plan, this update will focus population growth in the western areas of the County where infrastructure and services are available.

SUMMARY OF RECENT GP 2020 HEARINGS

Board of Supervisors

This hearing is a continuation of the June 25, 2003 (1) Board of Supervisors hearing on GP 2020. During the June 25, 2003 hearing, the Board of Supervisors voted unanimously to support the direction of General Plan 2020, and to accept its Planning Concepts, Land Use Framework, Goals and Policies, Statements of Legislative Intent, and Regional Maps (December 2002 Working Copy Structure Map and December 2002 Working Copy Land Use Distribution Map) for continued refinement and progress.

During the June 25, 2003 (1) hearing, the Board directed staff to evaluate the list of residential property referrals; and to forward staff recommendations along with recommendations from the Planning Commission, Community Planning and Sponsor Groups, and affected property owners. The Board also directed staff to return to the Board with recommendations on referrals in a matrix format on September 24, 2003. Referrals include the following:

- Landowner (or Community Planning and Sponsor Group) requests for change to the December 2002 Working Copy Map made during public testimony at the Board of Supervisors hearings on GP 2020 held May 25 or June 11, 2003.
- Landowner (or Community Planning and Sponsor Group) requests for change to the December 2002 Working Copy Map that were referred back to staff for further review by members of the Planning Commission during public testimony at hearings on GP 2020 held January 31 through March 7, 2003.

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In response to the Board's direction, staff mailed a list of residential property referrals for each community to Community Planning and Sponsor Groups in early July for community review and comment. Landowners with referred properties were also notified by mail that their property would be subject to further review.

Planning Commission

On August 22, August 29 and September 5, 2003 the Planning Commission took separate actions on individual residential property referrals. The majority opinion of those present is identified in the Referrals Matrix in Attachment A. Due to time constraints, referrals in the Mountain Empire and Palomar/North Mountain sub-regions – scheduled for review by the Planning Commission on September 12, 2003 – are not included in the Referrals Matrix and were not considered when making staff recommendations.

On January 31 and March 7, 2003, the Planning Commission voted unanimously to accept the GP 2020 Planning Concepts, Land Use Framework, Goals and Policies, Statements of Legislative Intent, and Regional Maps (December 2002 Working Copy Structure Map and December 2002 Working Copy Land Use Distribution Map) for continued refinement and progress. The Planning Commission also directed the Chief Administrative Officer to review the list of Planning Commission referrals and forward them to the Board of Supervisors.

PURPOSE OF BOARD OF SUPERVISORS HEARING

The purpose of this hearing is to receive direction from the Board of Supervisors on residential properties referred to staff during a series of Planning Commission and Board of Supervisors hearings on GP 2020 held from January 31 through June 25 of this year. Residential property referrals, as well as a list of non-residential referrals and responses to general comments or questions referred to staff, are located in the Referrals Matrix in Attachment A.

BOARD ACTION

Proposed actions regarding residential referrals, which are incorporated into the August 2003 Working Copy Land Use Distribution Map, are structured to be consistent with advice obtained from the State of California Fair Political Practices Commission (FPPC) and to avoid any appearance of conflict of interest. In accordance with FPPC advice, Chief Administrative Officer recommendation 1 will segregate out properties located within a 500-foot radius of property owned by Supervisor Dianne Jacob.

Recommendation 1: Supervisor Dianne Jacob to abstain:

This action includes three properties, located within a 500-foot radius of Supervisor Dianne Jacob's property in Jamul/Dulzura, that are contained in Referral No. 110 of the Referrals Matrix. The three properties contained in Referral No. 110 faced a reduction in density from (18) Multiple Rural Use, which allows 1 dwelling unit per 4, 8, or 20 acres (depending on slope) to RL-40, which allows a density of 1 dwelling unit per 40 acres, on the December 2002 Working Copy Map. The landowner requested a designation of SR-10, which allows a density of 1 dwelling unit per 10, 20 acres (depending on slope).

Staff recommends a compromise solution for Referral No. 110. Two parcels to the north, which contain a total of 94.2 acres, would receive a designation of SR-10, which allows 1 dwelling unit

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per 10, 20 acres (depending on slope). One parcel to the south, which contains 50.61 acres, would retain its designation of RL-40, which allows a density of 1 dwelling unit per 40 acres.

Staff's recommendation for these properties is consistent with GP 2020 project objectives as well as existing site constraints. The Jamul/Dulzura Community Planning Group concurs with staff's recommendation for Referral No. 110.

- The SR-10 designation is recommended for the two properties to the north because they are adjacent to land designated as SR-10 on the December 2002 Working Copy Map. Therefore, this change will produce a consistent development pattern within this section of the community plan. The SR-10 designation is also consistent with site constraints; the two properties to the north have access to roads and do not contain severe physical or environmental constraints.
- The SR-40 designation is recommended for one property to the south because it is located away from existing roads, is surrounded by land designated as RL-40, and it contains severe physical constraints (steep slopes).

Low densities for both properties are based on GP 2020 planning criteria requiring low residential densities on land located away from existing infrastructure and reliant on groundwater resources.

RESIDENTIAL PROPERTY REFERRALS

Staff reviewed 183 residential property referrals that, with few exceptions, are requests for an increase in residential density. Staff recommendations for residential referrals are illustrated and described in Attachment A, which includes community maps and a Referrals Matrix. The August 2003 Working Copy Land Use Distribution Map for each community incorporates staff recommendations for residential referrals. Each map also identifies the location of referrals with symbols indicating three types of recommendations:

Agree 	Staff recommendations are the same as those requested by a landowner (or Community Planning or Sponsor Group).
Compromise 	Staff recommendations move the density closer to that requested, but the density does not match the request.
Disagree 	Staff recommendations do not agree with the density requested. In most cases, this means that the density on the December 2002 Working Copy Map is retained ² .

The table below summarizes staff recommendations for residential referrals by sub-region. The highest number of referrals is located in the North County sub-region, and those referrals are primarily located in the Valley Center, Pala Pauma, and North County Metro communities. The

² In a few cases, new information on environmental constraints resulted in a density reduction.

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East County sub-region had the next highest number of referrals, and those referrals are primarily located in the Lakeside/Pepper-Drive, Ramona and Crest-Dehesa/Harbison Canyon/Granite Hills communities. Staff either agreed with, or agreed to a compromise solution for, more than half of all residential referrals.

Residential Referrals: Summary of Staff Recommendations

Sub-region	Agree	Compromise	Disagree	TOTAL
North County	22	30	38	90
East County	12	24	22	58
Backcountry	6	10	19	35
TOTAL	40	64	79	183

August 2003 Working Copy Maps

Regional maps that incorporate staff recommendations for residential property referrals are located in Attachment B. The August 2003 Working Copy Structure Map illustrates the proposed distribution of regional categories (Village Core, Village, Semi-Rural, Rural Lands and Public Lands) within the unincorporated County. The August 2003 Working Copy Land Use Distribution Map illustrates the proposed distribution of residential land use designations. Community-level maps are contained in Attachment A.

All August 2003 Working Copy Maps are consistent with the GP 2020 Land Use Framework for residential properties, located in Attachment C. Staff recommendations for properties with semi-rural designations (SR-1 through SR-10), as well as population forecasts for the December 2002 Working Copy Map, assume that semi-rural residential land use designations are slope dependent.

BASIS FOR STAFF RECOMMENDATIONS

Staff recommendations for residential property referrals are based on criteria directed by the Board of Supervisors and GP 2020 Objectives – which in turn are based on Board-endorsed Planning Concepts, Land Use Framework, and draft Goals and Policies. “Agree” and “Compromise” solutions are recommended whenever a request produces a change to the December 2002 Working Copy Map that is consistent with GP 2020 Objectives. Conversely, staff did not recommend a change to the December 2002 Working Copy Map (“Disagree”) whenever a request was not consistent with those objectives.

► Objective 1: Develop a Legally Defensible General Plan

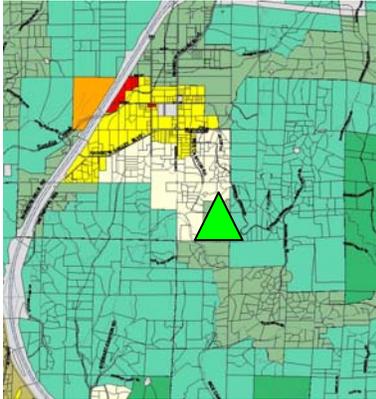
This objective is primarily met by making mapping decisions that are consistent with GP 2020 concepts and policies, and that apply those concepts consistently across the region. A legally defensible General Plan is a balanced plan – where future growth is planned with public costs, traffic impacts and environmental impacts in mind.

In many cases, staff accepted or compromised on property referrals where the impact of changing the density was localized. Because land use decisions must be consistently applied,

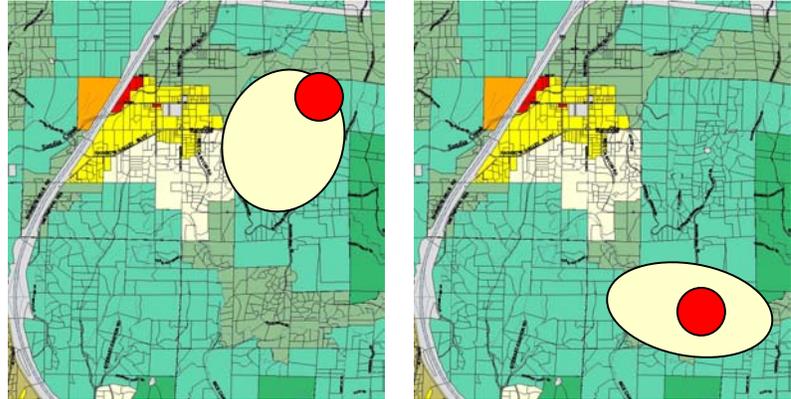
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staff did not agree with referrals where changing density on one parcel could produce a “domino effect” requiring a density change to many adjacent parcels with similar characteristics. The figure below demonstrates this principle.

Location A



Location B



At Location A, a request to change the density from Rural Lands (1 dwelling unit per 20 acres) to Semi-Rural (1 du per 4 acres, shown as light yellow) can be accommodated without altering the community’s overall development pattern. In this case, the GP 2020 Community Development Model (Objective 8) provides a rationale for limiting the expansion of the semi-rural densities to the referred property.

However, a request for the same change at Location B could produce a much larger impact to the community plan. Either the request will require an extension of the semi-rural development pattern into rural areas of the community, or it will produce an isolated pocket of semi-rural development within the community plan. In either case, accepting the request at Location B produces a major change to the community map, its population forecast, and the character of its settlement pattern.

► Objective 2: Meet Growth Targets

Property referrals meet this objective when they produce a minor increase in population capacity over the December 2002 Working Copy Map, which has a population capacity of 678,500 persons. That population forecast represents a 53% increase over the existing population, and it meets the County’s original target population of 660,000 persons. Exceptions were made in Twin Oaks and Borrego Springs, where population capacity was increased in order to meet other objectives. Property referrals that substantially expand areas of low-density residential development during this planning period were rejected because they reduce the efficient use of land and decrease the amount of land available for population growth beyond the year 2020.

► Objective 3: Reduce Public Costs

Meeting growth targets, and relocating the County’s future growth, reduces public costs for the roads, law enforcement, fire protection, emergency medical, and other public facilities or services needed to support the County’s future population. The following requests are not consistent with this objective:

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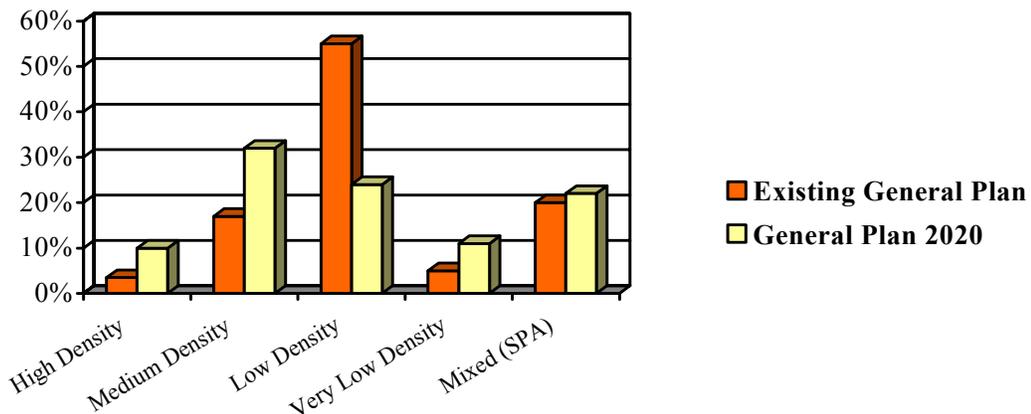


- Requests that substantially increase residential growth, which typically requires about 30% more in public expenditures for every dollar it generates in tax revenues.
- Request that generate isolated pockets of development also increase public costs because a large expenditure of funds will be needed to provide essential services to a small group of residents.
- Requests for increased residential development in backcountry communities – particularly areas located away from existing settlements.

► Objective 4: Balance Competing Interests

Accommodating residential growth on less land reduces the competition for land available for housing, commerce, agriculture, and habitat preservation. This was accomplished in GP 2020 by reducing the General Plan capacity for large lot residential development³, and by increasing its capacity for small lot and multi-family development.

Future Dwelling Units (Present – 2020)



The need to balance competing interests affects land use decisions within or near the County Water Authority (CWA) boundary where development pressures are high and the competition for land is intense. Property referrals for semi-rural densities higher than 1 dwelling unit per 10 acres do not meet this objective when they are located within the County’s most highly productive agricultural areas. Nor do property referrals for low-density residential development in areas containing physically or environmentally constrained land.

► Objective 5: Improve Housing Affordability

³ Large lot capacity was decreased for the following slope dependent designations: 1 du/ 2,4,8 acre and 1 du/ 4,8, 16 acre.

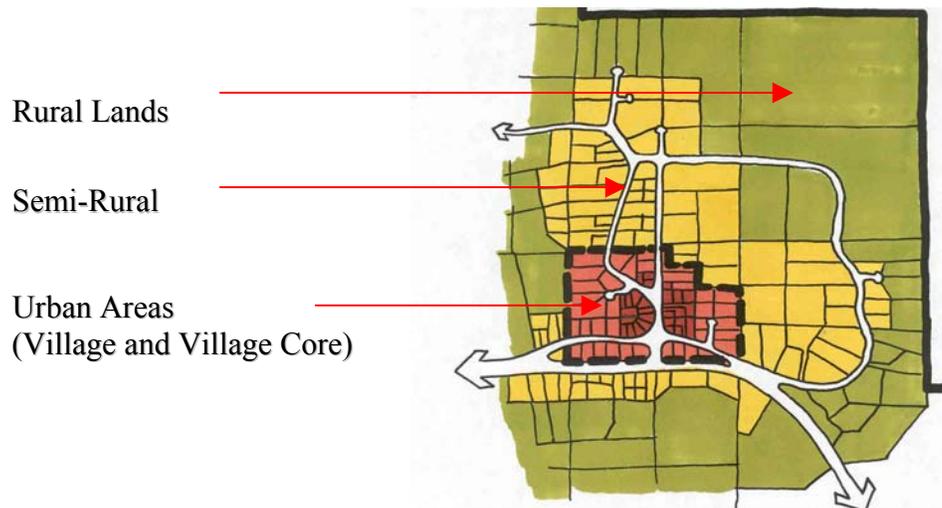
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- **Steep slopes:** Land containing significant amounts of steep (over 25%) or very steep (over 50%) slopes was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres⁴ on the GP 2020 Working Copy Maps.
- **Significant habitats:** Land designated as highly significant biological habitats was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map. That is particularly true for major habitat corridors located in North County and East County communities.
- **Floodways and Floodplains:** Land in major floodways or floodplains was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map.

Community concerns about groundwater resources were strongly considered when evaluating referred properties outside the CWA boundary.

► Objective 8: Create a Model for Community Development

GP 2020 Planning Concepts provide a physical structure for creating communities. Each existing or planned community will, whenever possible, include an urbanized area surrounded by semi-rural and rural land. To meet this objective, staff recommendations are based on an area's predominant constraints and its prevailing development pattern. This will benefit the entire community while keeping a landowner's right to develop existing parcels of land.



Staff agreed with landowner requests when a density change could be made that is consistent with the community's overall development pattern. Referrals are not recommended that substantially alter a community's development pattern, or that introduce semi-rural development into an otherwise rural setting. In urbanized areas, mapping changes are recommended when requests are compatible with existing development patterns.

► Objective 9: Obtain a Broad Consensus

⁴ These designations are slope-dependent in the GP 2020 Land Use Framework.

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Staff recommendations on property referrals are designed to retain a broad consensus for GP 2020 concepts and maps, which were produced through a long, complex planning process. At the Board's request, staff recommendations for changes to the December 2002 Working Copy Map incorporate direction provided by the Board⁵, as well as preferences received from the Planning Commission, Steering Committee, Interest Group, Community Planning or Sponsor Groups, and landowners. Staff also considered the following comments, listed in the Referrals Matrix, on residential property referrals:

- *Planning Commission:* Staff recommendations are consistent with the GP 2020 concepts, land use framework, and draft policies accepted by the Planning Commission earlier this year. Staff also changed eight recommendations on referred properties in response to recent Planning Commission actions taken on referred residential properties.
- *Community Planning and Sponsor Groups:* Most community preferences were incorporated into the December 2002 Working Copy Map, and property referrals that produced major changes to those maps are not recommended unless requests emerged from the community group.

Impacts to community character, and consideration of specific community issues identified during GP 2020 workshops, were also considered when making staff recommendations.

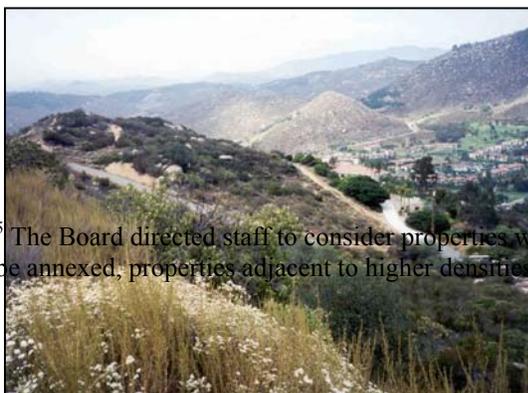
COMMUNITY MAP REVIEW

This section summarizes proposed modifications to community maps within three sub-regions: North County Communities, East County Communities and Backcountry Communities. A summary of community issues, along with an explanation of proposed changes, is provided for each sub-region.

North County Communities

Of the three sub-regions, North County communities contain the most undeveloped land that is located inside the CWA boundary and near the region's employment centers. These communities also contain much of the region's agriculture, significant amounts of rugged terrain, and areas with sensitive environmental habitats. Many areas have existing road deficiencies and lack sewer service.

The combination of physical conditions, existing uses, and development pressures produces a strong competition for land in North County communities. Pressures for residential growth are particularly high in North County Metro, Fallbrook, Valley Center and San Dieguito. With the exception of Pendleton-Deluz, which is primarily occupied by a military installation, North County communities share the following objectives:



- Retain rural character while accommodating population growth.

⁵ The Board directed staff to consider properties with infrastructure, properties next to transit, properties that could be annexed, properties adjacent to higher densities, and properties with an overriding public benefit.

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- Balance residential growth with protections for sensitive habitats and retention of prime agricultural land.
- Density reductions should be accompanied by equity mechanisms.
- Communities located next to incorporated jurisdictions want to retain their rural character.

Existing and projected infrastructure deficiencies must be addressed to realize this area's growth potential. Also, resolving the competition for land requires developing new or expanded town centers in Harmony Grove and Valley Center. Fallbrook's Hewlett Packard site will be planned as a mixed-use employment center.

North County Property Referrals

Substantial change in residential density is recommended for the North County Metro sub-region, which abuts incorporated communities experiencing high levels of growth. Proposed changes are primarily located in Twin Oaks – especially along its southern interface with San Marcos – and near a transit stop for the Oceanside to Escondido rail corridor. Earlier projections for the North County Metro sub-region showed that its population could double by the year 2020, and these changes would increase that growth potential.

In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern compatible with site constraints. For example, residential density was increased when the density requested was appropriate and matched adjacent densities. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.

Working Copy Map densities were retained for property referrals represented by the following situations:

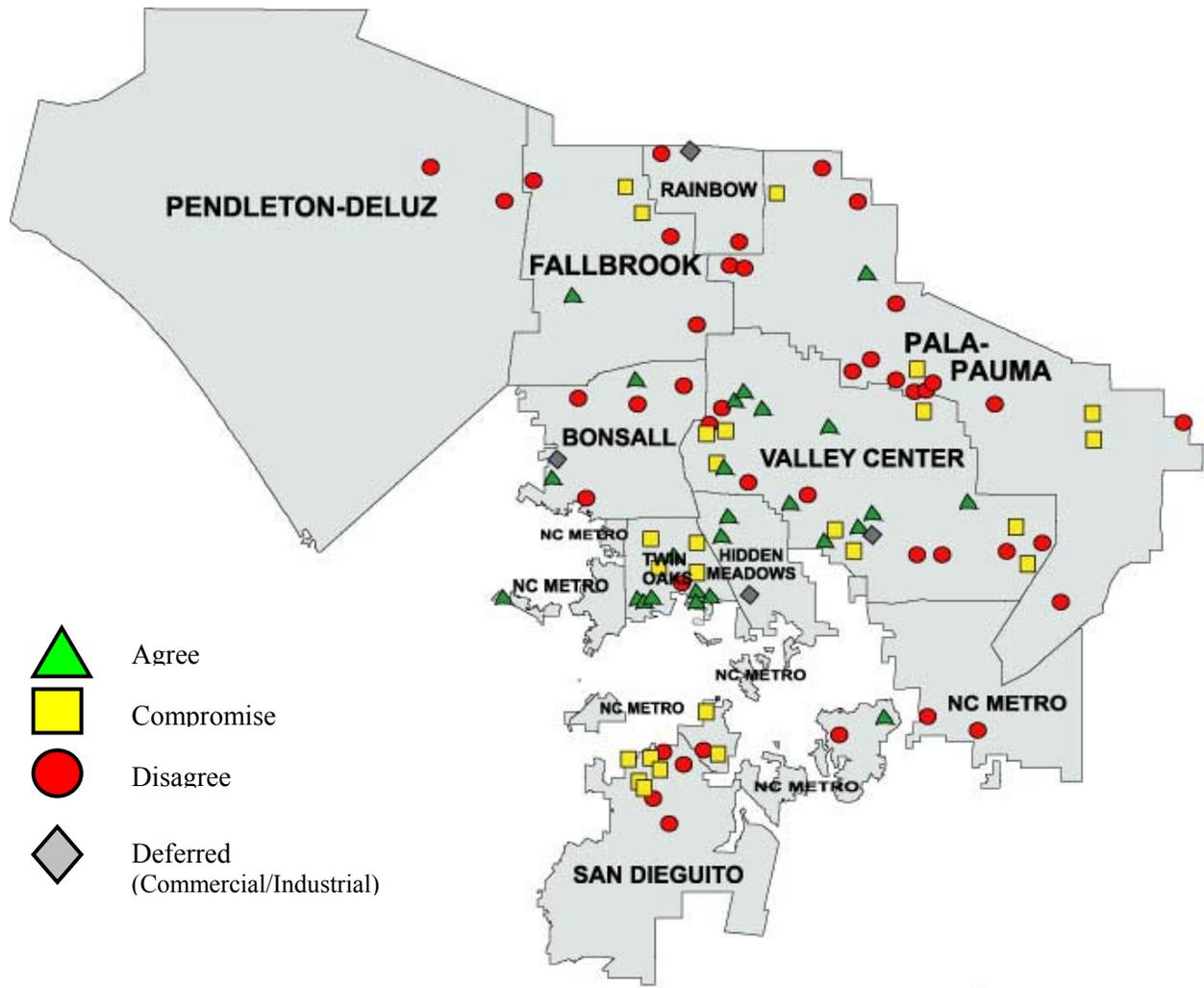
- Productive agriculture: Densities were retained within the County's most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/ Valley Center border near Lilac Road and I-15.
- Highly constrained land: Within the CWA boundary, property referrals located in areas categorized as Rural Lands typically contain steep slopes, significant environmental constraints, and limited access to infrastructure or services. In most of these areas, a compromise solution was recommended or densities were retained. In three locations, high expectations for growth conflict with the physical characteristics of the land: Elfin Forest in San Dieguito⁶, Hellhole Canyon in Valley Center, and properties along the Pala Pauma / Valley Center border. These areas contain multiple referrals in highly constrained locations.
- Semi-Rural: Original densities were retained when property referrals were located in isolated pockets surrounded by constrained land with lower densities.

⁶ A compromise solution is recommended for a small portion of the Elfin Forest area.

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- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that were adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while remaining consistent with project concepts and objectives.

North County Property Referrals



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East County Communities

Most East County communities have limited potential for future growth because much of their land within the CWA boundary is already developed. The exception is Ramona, which shares more characteristics with North County communities than with its East County neighbors. Lakeside, Valle de Oro, Spring Valley, and Sweetwater contain substantial existing populations and want to retain their community character and remaining open space. Some East County communities, such as Spring Valley, were built over time without a balanced community development plan and are candidates for future redevelopment.



Crest-Dehesa/Harbison Canyon/Granite Hills lies within the CWA boundary, but its population growth is restricted by rugged terrain, limited infrastructure, and environmental constraints. Jamul/Dulzura is a relatively undeveloped community, but much of its land is located outside the CWA boundary. Alpine faces growth limitations imposed by the Forest Conservation Initiative (FCI), and future growth in Otay (which contains considerable public land) is based on the East Otay Mesa and Otay Ranch Specific Plans.

East County Property Referrals

Property referrals in East County fell into three general categories: requests for higher density in urbanized areas; requests for higher density in Semi-Rural areas within the CWA boundary; and requests for higher density in Rural Lands outside the CWA boundary.

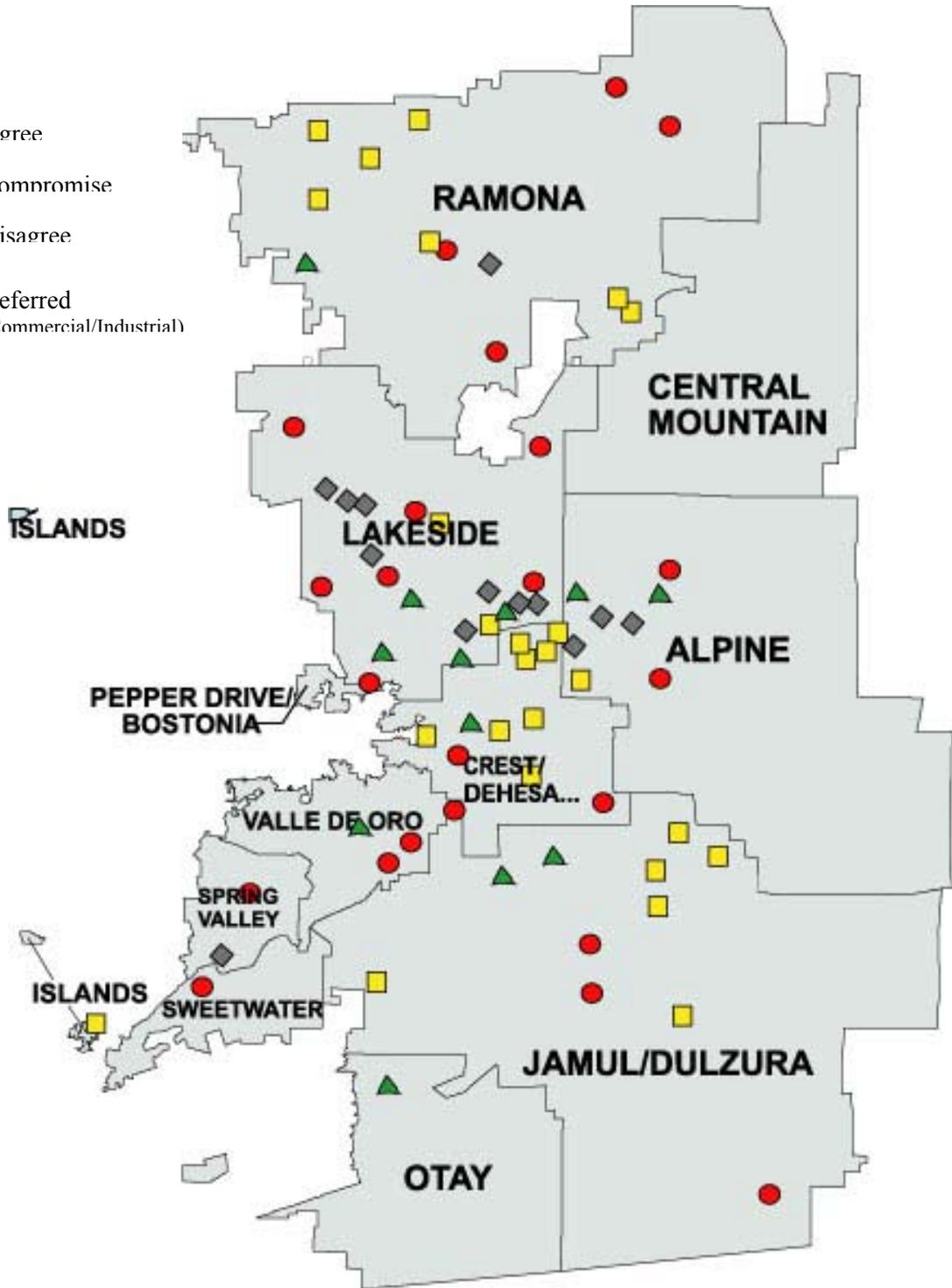
Urbanized: Staff assessments for property referrals in East County’s urbanized areas focused on the character of adjacent development, combined with a detailed analysis of existing site conditions. Density was increased if the request would produce development consistent with the character of the site and surrounding development. Density was retained if those criteria were not met.

- Semi-Rural: In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern that was compatible with site constraints. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.
- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

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East County Property Referrals

-  Agree
-  Compromise
-  Disagree
-  Deferred (Commercial/Industrial)



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Backcountry Communities

San Diego's backcountry includes Julian and four sub-regions: Palomar/North Mountain; Desert/Borrego Springs; Central Mountain (Cuyamaca, Descanso, and Pine Valley); and Mountain Empire (Jacumba, Boulevard, Lake Morena/Campo, Potrero, and Tecate). Reducing population growth in the backcountry was accomplished in the December 2002 Working Copy Map by applying Rural Lands densities to areas not developed or parcelized.

With few exceptions, backcountry communities are sparsely populated and share the following issues or characteristics:



- Communities want to preserve existing environmental resources and the rural setting.
- The area is dominated by rugged terrain and sensitive environmental habitats.
- Road networks, public services, and employment opportunities are limited.
- Without imported water, groundwater will limit future growth. Sewer service is limited to portions of Julian and Borrego.

Two areas – Borrego Springs and Tecate – contain unique groundwater and border issues that must be considered.

Backcountry communities contain a substantial amount of public land, Tribal Lands and land affected by the Forest Conservation Initiative (FCI) – where the County has minimal control over land use. Future population growth will be concentrated in Borrego Springs and Mountain Empire, which contain substantial amounts of private, undeveloped land.

Backcountry Property Referrals

Two special cases were addressed in backcountry communities⁷:

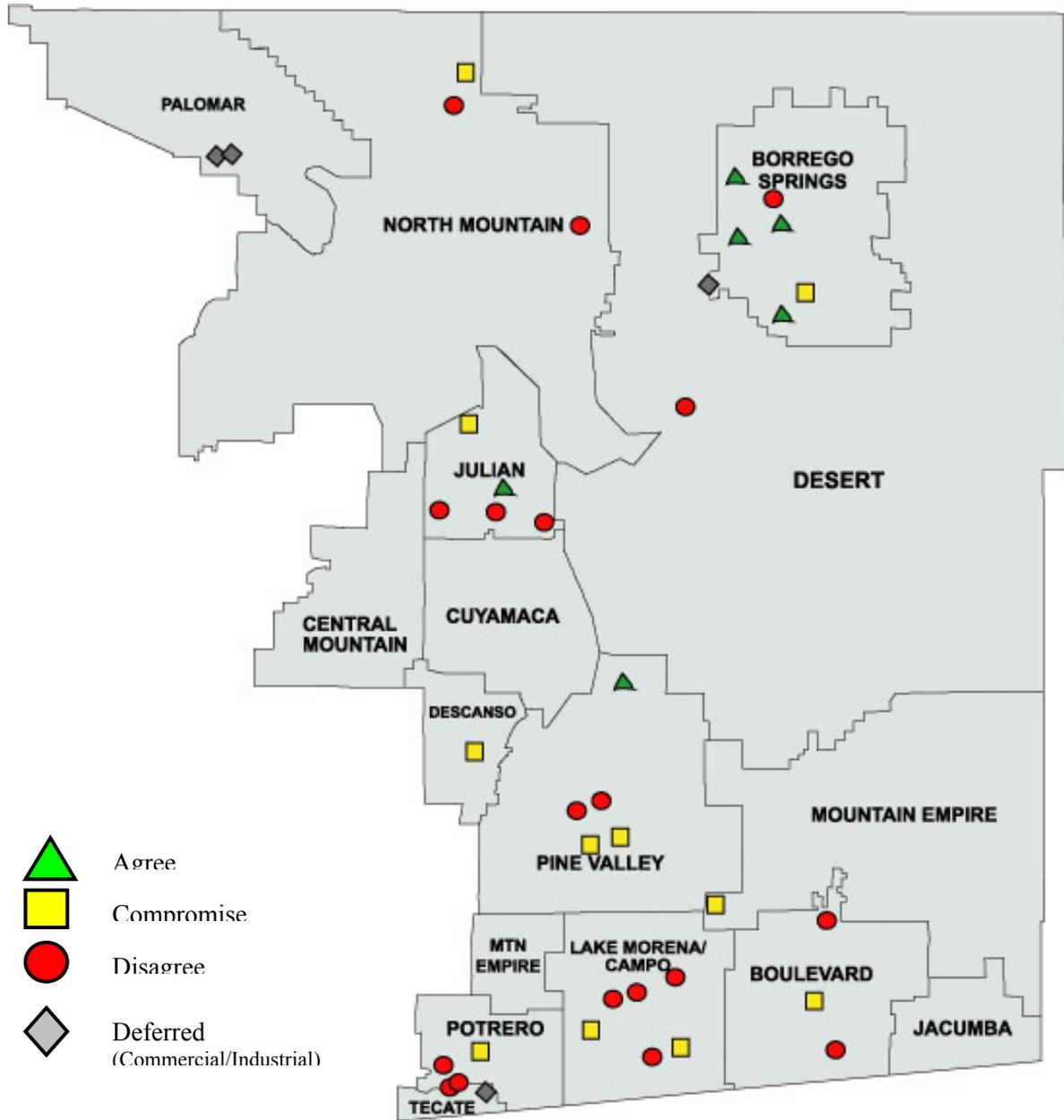
- Julian: The Julian Community Planning Group voted to change Rural Lands densities in their community from 1 du/ 40 acres to 1 du / 80 acres, and that request is reflected in the August 2003 Working Copy Map.
- Borrego Springs: Landowners and the Community Sponsor Group requested that staff apply a density of 1 du/ 4 acres to a section of Borrego Springs used for agricultural purposes. The Planning Commission also referred this area to staff for further review. The requests for higher density are intended to encourage the transfer of land from agricultural to residential use, which consumes less water. In order to improve the level of consensus in Borrego Springs, this request is reflected in the August 2003 Working Copy Map.

⁷ All referrals for Tecate involve commercial and industrial use, and that discussion will be deferred until a later hearing.

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Most property referrals in backcountry communities are located in isolated, remote areas designated as Rural Lands. Staff recommended that residential designations for those properties be retained. Minor exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

Backcountry Property Referrals



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ENVIRONMENTAL STATUS

A Notice of Preparation of a Draft Environmental Impact Report has been prepared and is on file at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California 92123.

CONCLUSION

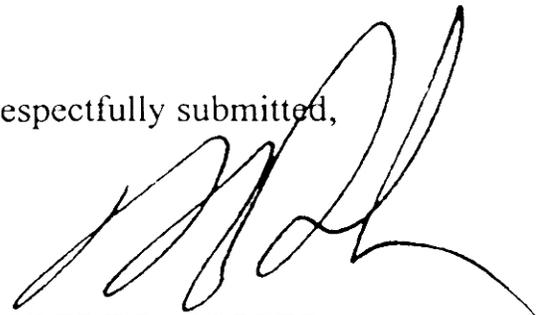
Staff recommendations for residential property referrals reflect the direction taken by GP 2020 and meet its objectives. This direction seeks to balance a wide variety of public and private interests into a long-range plan for San Diego County. The August 2003 Regional Land Use Maps attempt to balance the public need for affordable housing, public services, agricultural land, and natural habitats with private property interests to resolve the existing competition for land.

The Chief Administrative Officer requests that the Board of Supervisors accept the August 2003 Working Copy Structure Map and the Working Copy Land Use Distribution Map for further refinement and progress. If the August 2003 Working Copy Maps are endorsed by the Board of Supervisors, full development of GP 2020 — including the preparation of a Road Network, Draft Regional Elements, Draft Community and Sub-regional Plans, and Draft Environmental Impact Report (EIR) — will proceed. Approved land use map refinements will be used to analyze potential impacts in the EIR. All products submitted for review during this hearing are subject to further refinements and to future review by the Board of Supervisors as part of a complete package of GP 2020 products.

Next Steps

When the review of residential property referrals is complete, staff will proceed to work with communities and stakeholders to map commercial and industrial properties and to refine the residential distribution based on traffic modeling and impacts. Once map refinements are complete, full development of GP 2020 – the preparation of a regional road network, Draft Regional Elements, Draft Community and Subregional Plans, and Draft Environmental Impact Report – will proceed.

Respectfully submitted,



ROBERT R. COPPER
Deputy Chief Administrative Officer

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

cc: Planning Commission
Chairpersons, Community Planning/Sponsor Groups
Karen Scarborough, Interest Group Facilitator, Department of Planning and Land Use, M.S. O650
Jonathan Smulian and Kevin Harper, Wallace Roberts and Todd Inc., 1133 Columbia Street, Suite 205, San Diego, CA 92101-3535
Thomas Harron, County Counsel, M.S. A12
Ivan Holler, Deputy Director, Department of Planning and Land Use, M.S. O650
Eric Gibson, Deputy Director, Department of Planning and Land Use, M.S. O650
Joan Vokac, Chief, Department of Planning and Land Use, M.S. O650
Robert Asher, Chief, Department of Planning and Land Use, M.S. O650
LeAnn Carmichael, Regional Planner, Department of Planning and Land Use, M.S. O650
Rosemary Rowan, Regional Planner, Department of Planning and Land Use, M.S. O650
Cindy Gompper-Graves, Office of Trade and Business Development, M.S. O227
Robert Goralka, Project Manager, Department of Public Works, M.S. O336
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. O650

ATTACHMENTS

Attachment A: Referrals Matrix and Community Maps
Attachment B: August 2003 Working Copy Regional Maps
Attachment C: Land Use Framework for Residential Properties

Note: Attachments will be available to the public at the Board of Supervisor hearing, the Clerk of the Board of Supervisors office, the Department of Planning and Land Use, and the GP 2020 website: <http://www.sdcounty.ca.gov/cnty/cntydepts/landuse/planning/GP 2020/index.html>.

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written disclosure per County Charter §1000.1 required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF TECHNOLOGY OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

Other Concurrence(s): N/A

ORIGINATING DEPARTMENT: Department of Planning and Land Use

CONTACT PERSON(S):

Ivan Holler	_____	Name
Deputy Director	_____	
(858) 694-3789	_____	Phone
Phone	_____	
(858) 694-2555	_____	Phone
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O650	_____	Fax
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Ivan.Holler@co.san-diego.ca.us	_____	Mail Station
E-mail	_____	
	_____	E-mail

AUTHORIZED REPRESENTATIVE: _____
GARY L. PRYOR, DIRECTOR

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

AGENDA ITEM INFORMATION SHEET
(continued)

PREVIOUS RELEVANT BOARD ACTIONS:

August 6, 2003 (3): Directed the CAO to process applications for Tentative Maps, Tentative Parcel Maps, Plan Amendment Authorizations, and Specific Plans submitted and deemed complete by the Department of Planning and Land Use on or before August 6, 2003 under the provisions of the current General Plan.

June 25, 2003 (1): Unanimous decision to support the direction of the General Plan 2020 project, and accept the following products for continued refinement and progress: General Plan 2020 Planning Concepts, Draft Regional Goals and Policies, Land Use Framework, Regional Structure Map, Regional Land Use Distribution Map, and Statements of Legislative Intent.

June 25, 2003 (1): Directed the CAO to return to the Board on September 24, 2003 with a list of referrals along with recommended adjustments to the map that consider properties with infrastructure, properties next to transit, properties that could be annexed, properties adjacent to higher densities, and properties with an overriding public benefit. The map should include staff, Planning Commission, Planning Groups and property owners' recommendations, and include input received from the Steering Committee, Interest Group, Planning Groups and individuals. Information is to be provided in a matrix format.

June 25, 2003 (1): Directed the CAO to return to the Board in 30 days with a draft policy on pipelining and a review of the Interest Group membership issue.

June 25, 2003 (1): Directed CAO to refer development of the PDR, TDR and other equity mechanisms to the Interest Group, which should focus on broader infrastructure issues such as traffic, water, sewer, emergency services. Directed the CAO to return with recommendations for resolving the FCI issues, and to investigate the request by the Crest/Dehesa/Granite Hills/Harbison Canyon Planning Group to consider slope criteria for semi-rural designations as well as community-based design standards.

Progress reports accepted April 24, 2002 (3), January 16, 2002 (3), August 9, 2000 (11), May 10, 2000 (4), March 29, 2000 (6), December 15, 1999 (5), November 17, 1999 (7), June 30, 1999 (2), and February 17, 1999 (9).

September 26, 2001 (1), Directed the Interest Group continue for the duration of the project. May 23, 2001 (10), Directed concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas needing more attention (such as Ramona and Alpine); directed the appointment of two additional members to the interest group. January 10, 2001 (1), Reaffirmed population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives. November 1, 2000 (12), Approved amendment to Scope of Work and Consultant Contract. September 15, 1999 (8), Endorsed draft Regional Goals and Policies.

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District:
All)

August 12, 1998 (2), Approved and authorized Consultant Contract. December 10, 1997 (5),
Approved Scope of Work.

PUBLIC INPUT:

Public correspondence received on the December 2002 Working Copy Map and by the Planning
Commission is summarized in a matrix as Attachment L.

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

CONTRACT NUMBER(S):

N/A

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